CHICAGO TITLE COMPANY

38601076

Recording Requested By:
Signature at Abella, LLC
4670 Willow Road, Suite 200
Pleasanton, California 94588
Attn: General Counsel

CONTRA COSTA Co Recorder Office
STEPHEN L. WEIR, Clerk-Recorder
DOC- 2007-0294933-00
Acct 2- Chicago Title
Friday, OCT 19, 2007 08:00:00
FRE $0.00
Ttl Pd $0.00 Nbr-0003891651
kat/R2/1-57

When Recorded, Mail To:
Bruce H. Wolfe, Executive Officer
California Regional Water Quality Control Board
San Francisco Bay Region
1515 Clay Street, Suite 1400
Oakland, California 94612

NOV 26 2007

COVENANT AND ENVIRONMENTAL RESTRICTION ON PROPERTY

14290 San Pablo Avenue, San Pablo, California

This Covenant and Environmental Restriction on Property (this "Covenant") is made as of the 3rd day of October, 2007 by Signature at Abella, LLC ("Covenantor") who is the Owner of record of that certain property situated at 14290 San Pablo Avenue, in the City of San Pablo, County of Contra Costa, State of California, which is more particularly described in Exhibit A attached hereto and incorporated herein by this reference (such portion hereinafter referred to as the "Burdened Property"), for the benefit of the California Regional Water Quality Control Board for the San Francisco Bay Region (the "Board"), with reference to the following facts:

A. The Burdened Property and groundwater underlying the property contains hazardous materials.

B. Contamination of the Burdened Property. The Burdened Property was contaminated by historic operations of the Petro-Plus/Shell Oil Service Station. These operations resulted in contamination of soil and groundwater beneath the site with petroleum-related organic chemicals including benzene, ethylbenzene, toluene, xylenes, and MtBE, which constitute hazardous materials as that term is defined in Health & Safety Code Section 25260. The underground storage tanks were removed in 2005. Much of the impacted soil was excavated and disposed of off-site. Low levels of petroleum hydrocarbons and related volatile organic compounds remain in soil and groundwater at the Burdened Property.

C. Exposure Pathways. The contaminants addressed in this Covenant are present in soil and groundwater on the Burdened Property. Without the protective measures, covenants, conditions and restrictions contained in this document, exposure to contamination could take place via direct exposure to soil or groundwater during development or maintenance activities on the Burdened Property that extend into the soil, or via inhalation of vapors from soil. The risk of public

CTT-WCC 38601076 LB

exposure to the contaminants has been substantially lessened by the remediation and controls described herein.

D. Adjacent Land Uses and Population Potentially Affected. The Burdened Property is used for commercial purposes, and is adjacent to other commercial properties, as well as residential land uses.

E. Full and voluntary disclosure to the Board of the presence of hazardous materials on the Burdened Property has been made and extensive sampling of the Burdened Property has been conducted.

F. Covenantor desires and intends that in order to benefit the Board, and to protect the present and future public health and safety, the Burdened Property shall be used in such a manner as to avoid potential harm to persons or property that may result from hazardous materials that may have been deposited on portions of the Burdened Property.

ARTICLE I
GENERAL PROVISIONS

1.1 Provisions to Run with the Land. This Covenant sets forth protective provisions, covenants, conditions and restrictions (collectively referred to as "Restrictions") upon and subject to which the Burdened Property and every portion thereof shall be improved, held, used, occupied, leased, sold, hypothecated, encumbered, and/or conveyed. The restrictions set forth in Article III are reasonably necessary to protect present and future human health and safety or the environment as a result of the presence on the land of hazardous materials. Each and all of the Restrictions shall run with the land, and pass with each and every portion of the Burdened Property, and shall apply to, inure to the benefit of, and bind the respective successors in interest thereof, for the benefit of the Board and all Owners and Occupants. Each and all of the Restrictions are imposed upon the entire Burdened Property unless expressly stated as applicable to a specific portion of the Burdened Property. Each and all of the Restrictions run with the land pursuant to section 1471 of the Civil Code. Each and all of the Restrictions are enforceable by the Board.

1.2 Concurrence of Owners and Lessees Presumed. All purchasers, lessees, or possessors of any portion of the Burdened Property shall be deemed by their purchase, leasing, or possession of such Burdened Property, to be in accord with the foregoing and to agree for and among themselves, their heirs, successors, and assignees, and the agents, employees, and lessees of such owners, heirs, successors, and assignees, that the Restrictions as herein established must be adhered to for the benefit of the Board and the Owners and Occupants of the Burdened Property and that the interest of the Owners and Occupants of the Burdened Property shall be subject to the Restrictions contained herein.

1.3 Incorporation into Deeds and Leases. Covenantor desires and covenants that the Restrictions set out herein shall be incorporated in and attached to each and all deeds and leases of any portion of the Burdened Property. Recordation of this Covenant shall be deemed binding on all successors, assigns, and lessees, regardless of whether a copy of this Covenant and Agreement has been attached to or incorporated into any given deed or lease.

1.4 Purpose. It is the purpose of this instrument to convey to the Board real property rights, which will run with the land, to facilitate the remediation of past environmental contamination and to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

ARTICLE II
DEFINITIONS

2.1 Board. "Board" shall mean the California Regional Water Quality Control Board for the San Francisco Bay Region and shall include its successor agencies, if any.

2.2 Improvements. "Improvements" shall mean all buildings, roads, driveways, regradings, and paved parking areas, constructed or placed upon any portion of the Burdened Property.

2.3 Occupants. "Occupants" shall mean Owners and those persons entitled by ownership, leasehold, or other legal relationship to the exclusive right to use and/or occupy all or any portion of the Burdened Property.

2.4 Owner or Owners. "Owner" or "Owners" shall mean the Covenantor and/or its successors in interest, who hold title to all or any portion of the Burdened Property.

ARTICLE III
DEVELOPMENT, USE AND CONVEYANCE OF THE BURDENED PROPERTY

3.1 Restrictions on Development and Use. Covenantor promises to restrict the use of the Burdened Property as follows:

a. No buildings or structures shall be constructed in the area of the Burdened Property defined on Exhibit B;

b. Development of the Burdened Property shall be restricted to industrial, commercial or office space;

c. No residence for human habitation shall be permitted on the Burdened Property;

d. No hospitals shall be permitted on the Burdened Property;

e. No schools for persons under 21 years of age shall be permitted on the Burdened Property;

f. No day care centers for children or day care centers for Senior Citizens shall be permitted on the Burdened Property;

g. The groundwater underlying the Burdened Property shall not be used for any purposes, including but not limited to, domestic, potable, or industrial purposes, unless expressly permitted in writing by the Board;

h. All uses and development of the Burdened Property shall be consistent with the terms and conditions set forth in that certain "Site Management Plan", dated October 1, 2007, and attached hereto as "Exhibit C', which is hereby incorporated by reference, including future amendments thereto;

i Any excavation work on the Burdened Property shall be conducted as outlined in the Site Management Plan, unless expressly permitted in writing by the Board. Any contaminated soils brought to the surface by grading, excavation, trenching, or backfilling shall be managed by Covenantor or his agent in accordance with all applicable provisions of local, state and federal law;

j. The Covenantor agrees that the Board, and/or any persons acting pursuant to Board orders, shall have reasonable access to the Burdened Property for the purposes of inspection, surveillance, maintenance, or monitoring, as provided for in Division 7 of the Water Code.

k. No Owner or Occupant of the Burdened Property shall act in any manner that will aggravate or contribute to the existing environmental conditions of the Burdened Property. All use and development of the Burdened Property shall preserve the integrity of any capped areas.

3.2 Enforcement. Failure of an Owner or Occupant to comply with any of the restrictions, as set forth in paragraph 3.1, shall be grounds for the Board, by reason of this Covenant, to have the authority to require that the Owner modify or remove any Improvements constructed in violation of that paragraph. Violation of the Covenant shall be grounds for the Board to file civil actions against the Owner as provided by law.

3.3 Notice in Agreements. After the date of recordation hereof, all Owners and Occupants shall execute a written instrument which shall accompany all purchase agreements or leases relating to the property. Any such instrument shall contain the following statement:

> The land described herein contains hazardous materials in soils and in the groundwater under the property, and is subject to a deed restriction dated as of October 3, 2007, and recorded on October 19, 2007, in the Official Records of Contra Costa County, California, as Document No. 07-0249933 which Covenant and Restriction imposes certain covenants, conditions, and restrictions on usage of the property described herein. This statement is not a declaration that a hazard exists.

ARTICLE IV
VARIANCE AND TERMINATION

4.1 Variance. Any Owner or, with the Owner's consent, any Occupant of the Burdened Property or any portion thereof may apply to the Board for a written variance from the provisions of this Covenant.

4.2 Termination. Any Owner or, with the Owner's consent, any Occupant of the Burdened Property or a portion thereof may apply to the Board for a termination of the Restrictions as they apply to all or any portion of the Burdened Property.

4.3 Term. Unless terminated in accordance with paragraph 4.2 above, by law or otherwise, this Covenant shall continue in effect in perpetuity.

ARTICLE V
MISCELLANEOUS

5.1 No Dedication Intended. Nothing set forth herein shall be construed to be a gift or dedication, or offer of a gift or dedication, of the Burdened Property or any portion thereof to the general public.

5.2 Notices. Whenever any person gives or serves any notice, demand, or other communication with respect to this Covenant, each such notice, demand, or other communication shall be in writing and shall be deemed effective (1) when delivered, if personally delivered to the person being served or official of a government agency being served, or (2) three (3) business days after deposit in the mail if mailed by United States mail, postage paid certified, return receipt requested:

If To: "Covenantor"
Signature at Abella, LLC
Attention: General Counsel
4670 Willow Road, Suite 200
Pleasanton, California 94588

If To: "Board"
Regional Water Quality Control Board
San Francisco Bay Region
Attention: Executive Officer
1515 Clay Street, Suite 1400
Oakland, California 94612

5.3 Partial Invalidity. If any portion of the Restrictions or terms set forth herein is determined to be invalid for any reason, the remaining portion shall remain in full force and effect as if such portion had not been included herein.

5.4 Article Headings. Headings at the beginning of each numbered article of this Covenant are solely for the convenience of the parties and are not a part of the Covenant.

5.5 Recordation. This instrument shall be executed by the Covenantor and by the Executive Officer of the Board. This instrument shall be recorded by the Covenantor in the County of Contra Costa within ten (10) days of the date of execution.

5.6 References. All references to Code sections include successor provisions.

5.7 Construction. Any general rule of construction to the contrary notwithstanding, this instrument shall be liberally construed in favor of the Covenant to effect the purpose of this instrument and the policy and purpose of the Water Code. If any provision of this instrument is found to be ambiguous, an interpretation consistent with the purpose of this instrument that would render the provision valid shall be favored over any interpretation that would render it invalid.

IN WITNESS WHEREOF, the parties execute this Covenant as of the date set forth above.

Covenantor:

Signature at Abella, LLC
a California limited liability company

By: Signature Properties, Inc.
Its: Manager

By: _____
Title: President
Date: October 4, 2007
Michael J. Gielmetti

Agency:

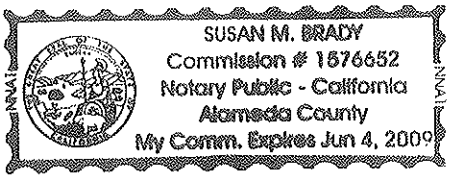
State of California
Regional Water Quality Board,
San Francisco Bay Region

By: _____
Title: Executive Officer
Date: October 9, 2007
Bruce H. Wolfe

State of California }ss.
County of Alameda

On **October 4, 2007** (Date) before me, **Susan M. Brady , Notary Public.**

personally appeared **Michael J. Ghielmetti**
Name(s) of Signer(s)



✓ Personally known to me
Proved to me on the basis of satisfactory evidence
to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Susan M. Brady

Susan M. Brady-Commission No. 1576652

Optional

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Other than Named Above:

Signers Name: _____

☐ Individual
☐ Corporate Officer-Title(s): _____
☐ Partner- ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Alameda } ss.

On OCT 10, 2007 (Date), before me, Howard Leong, Notary Public (Name and Title of Officer (e.g., "Jane Doe, Notary Public"))

personally appeared BRUCE H WOLFE (Name(s) of Signer(s))

☐ personally known to me
☑ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

HOWARD LEONG
COMM. #1671793
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Comm. Expires June 28, 2010

Place Notary Seal Above

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: COVENANT

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

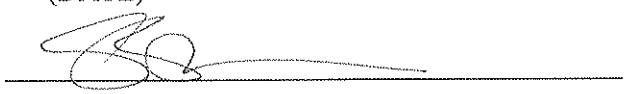
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

ILLEGIBLE NOTARY SEAL DECLARATION

(GOVERNMENT CODE 27361.7)

I declare under penalty of perjury that the notary seal on the document to which this statement is attached, reads as follows:

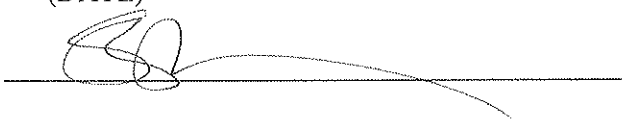
NAME OF NOTARY PUBLIC:	Susan M. Brady
COMMISSION NUMBER:	1576652
NOTARY PUBLIC STATE:	CALIFORNIA
COUNTY:	Alameda County
MY COMM. EXPIRES:	6/4/09 (DATE)
SIGNATURE OF DECLARANT:	
PRINT NAME OF DECLARANT:	S. Shen
CITY & STATE OF EXECUTION:	Walnut Creek, California
DATE SIGNED:	10/10/2007

THE ABOVE INFORMATION MUST BE LEGIBLE FOR SCANNING

ILLEGIBLE NOTARY SEAL DECLARATION

(GOVERNMENT CODE 27361.7)

I declare under penalty of perjury that the notary seal on the document to which this statement is attached, reads as follows:

NAME OF NOTARY PUBLIC:	Howard Leong
COMMISSION NUMBER:	1671793
NOTARY PUBLIC STATE:	CALIFORNIA
COUNTY:	Alameda
MY COMM. EXPIRES:	6/28/10 (DATE)
SIGNATURE OF DECLARANT:	
PRINT NAME OF DECLARANT:	S. Shen
CITY & STATE OF EXECUTION:	Walnut Creek, California
DATE SIGNED:	10/10/2007

THE ABOVE INFORMATION MUST BE LEGIBLE FOR SCANNING

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SAN PABLO, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

Parcel 2 as shown on that certain map entitled "Subdivision 9049", filed for record on April 6, 2007, in Book 503 of Maps, at Pages 30 to 49, in the office of the County Recorder.

EXHIBIT B

LEGAL DESCRIPTION OF "NO BUILDING AREA"

DESCRIPTION

NO BUILD ZONE WITHIN PARCEL 2, SUBDIVISION 9049

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SAN PABLO, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL 2 (TWO) AS SHOWN ON THAT CERTAIN MAP ENTITLED "SUBDIVISION 9049", FILED FOR RECORD ON APRIL 16, 2007, IN BOOK 503 OF MAPS AT PAGES 30 TO 49, IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF ABOVEMENTIONED PARCEL 2; SAID CORNER BEING MARKED WITH A ¾" IRON PIPE, TAGGED L.S. 6186, SAID CORNER ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAN PABLO AVENUE (100' WIDE) AS SHOWN ON SHOWN ON SAID TRACT MAP;

THENCE FROM SAID POINT OF COMMENCEMENT, ALONG THE WESTERLY LINE OF SAID PARCEL 2, SAID LINE BEING COMMON WITH THE SAID EASTERLY LINE OF SAN PABLO AVENUE, SOUTH 16°26'13" WEST 175.36 FEET;

THENCE LEAVING SAID COMMON LINE AND ENTERING SAID PARCEL 2 AT A RIGHT ANGLE TO SAID COMMON LINE, SOUTH 73°33'47" EAST 1.30 FEET TO AN EXISTING 5/8" REBAR SET IN THE GROUND, SAID REBAR DELINEATING THE NORTHWESTERLY CORNER OF ABOVE STATED NO BUILD ZONE, SAID CORNER BEING THE **TRUE POINT OF BEGINNING** FOR THIS DESCRIPTION;

THENCE FROM SAID POINT OF BEGINNING, SOUTH 75°01'29" EAST 48.02 FEET TO AN EXISTING 5/8" REBAR SET IN THE GROUND, SAID REBAR DELINEATING THE NORTHEASTERLY CORNER OF SAID NO BUILD ZONE;

THENCE SOUTH 16°39'25" WEST 76.63 FEET TO AN EXISTING 5/8" REBAR SET IN THE GROUND, SAID REBAR DELINEATING THE SOUTHEASTERLY CORNER OF SAID NO BUILD ZONE;

THENCE NORTH 73°20'32" WEST 46.69 FEET TO AN EXISTING 5/8" REBAR SET IN THE GROUND, SAID REBAR DELINEATING THE SOUTHWESTERLY CORNER OF SAID NO BUILD ZONE, SAID REBAR BEING 2.32 FEET EASTERLY OF AT RIGHT ANGLES TO LAST SAID COMMON LINE;

THENCE NORTH 15°39'42" EAST 75.23 FEET TO THE POINT OF BEGINNING.

SEE PLAT (PAGE 3 OF 3) TO ACCOMPANY DESCRIPTION, ATTACHED HERETO AND MADE A PART THEREOF.

CONTAINING 3590 SQUARE FEET, MORE OR LESS.

END OF DESCRIPTION

PREPARED BY:

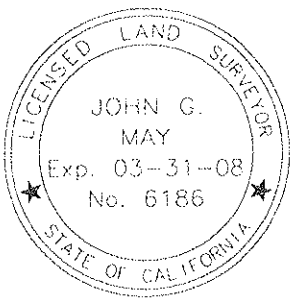
John G. May

JOHN G. MAY L.S. 6186

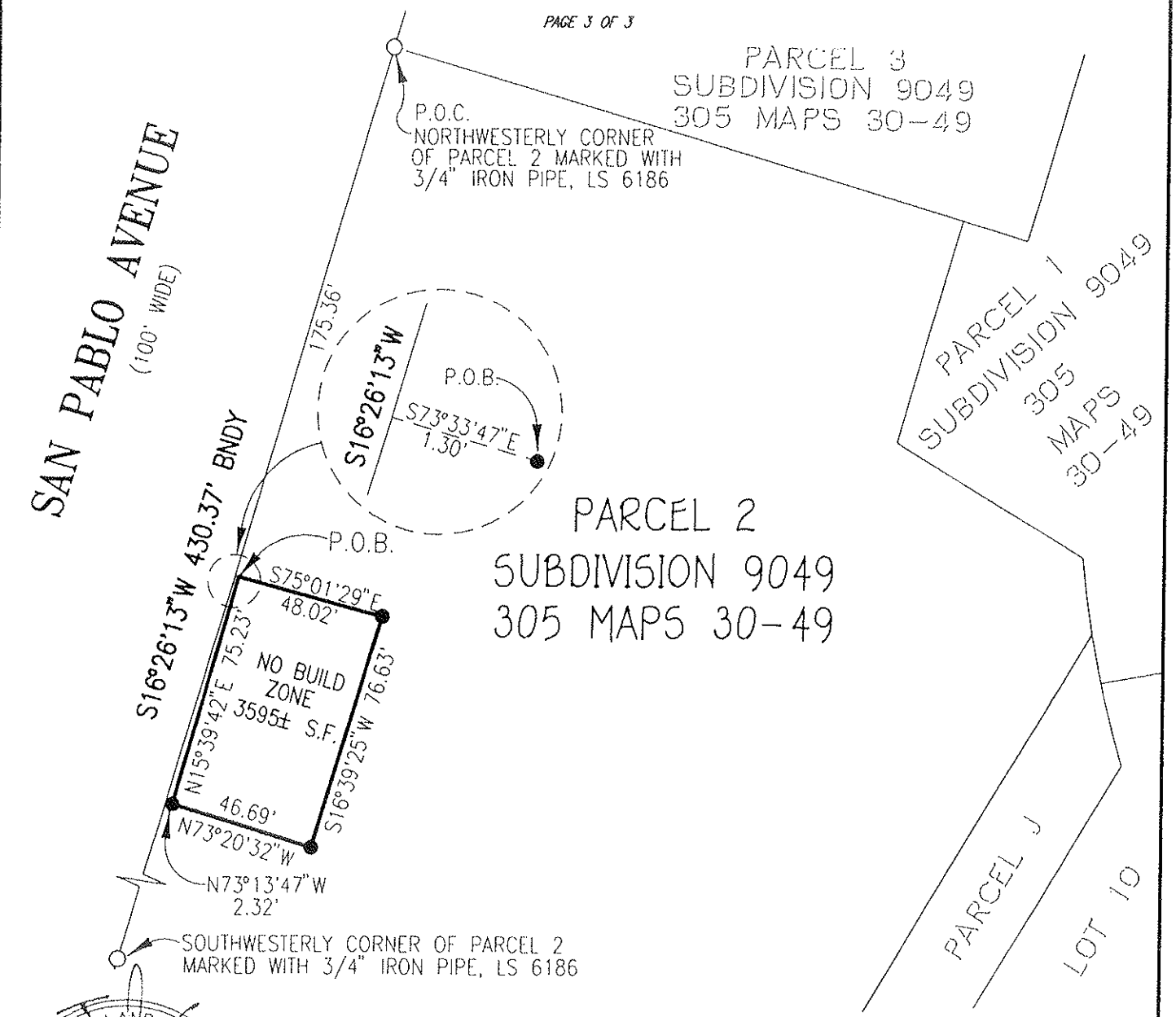
LICENSE EXPIRATION DATE: 03/31/08

8/31/2007

DATE



MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
17060 SOUTH HARLAN ROAD LATHROP, CA 95330 (209) 858-4042



SCALE: 1"=50'

LICENSED LAND SURVEYOR
JOHN G. MAY
Exp. 03-31-08
No. 6186
STATE OF CALIFORNIA

8/31/2007

LEGEND

———	BOUNDARY OF DESCRIPTION
———	EXISTING PARCEL
P.O.C	POINT OF COMMENCEMENT
P.O.B	POINT OF BEGINNING
S.F.	SQUARE FEET
●	EXISTING 5/8" REBAR, 36" LONG, DRIVEN 1' INTO GROUND

PLAT TO ACCOMPANY DESCRIPTION

NO BUILD ZONE
WITHIN PARCEL 2 SUBDIVISION 9049

CITY OF SAN PABLO COUNTY OF CONTRA COSTA CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
LATHROP, CA (209) 858-4042

DRAWN	DATE	SCALE	JOB NO.
RR	08/31/07	1"=50'	25019-01

8-31-2007 15:21:14 richard P:\25019\9049\Plats-Legals\Plats\ease_parcel 2_ no_ build_zone.dwg

EXHIBIT C

SITE MANAGEMENT PLAN

PES Environmental, Inc.
Engineering & Environmental Services

A Report Prepared For:

Mr. Doug Park
Signature Properties
4670 Willow Road, Suite 200
Pleasanton, California 94588

SITE MANAGEMENT PLAN
FORMER PETRO-PLUS/SHELL SERVICE STATION
14290 SAN PABLO AVENUE
SAN PABLO, CALIFORNIA

OCTOBER 1, 2007

By:

Tina M. Hariu, P.G., C.HG.
Associate Hydrogeologist

PROFESSIONAL GEOLOGIST
KYLE S. FLORY
No. 6472
6-30-09
STATE OF CALIFORNIA

Kyle S. Flory, P.G. No. 6472
Principal Geologist

935.009.02.012

1682 Novato Boulevard • Suite 100 • Novato, California 94947-7021 • Tel (415) 899-1600 • Fax (415) 899-1601

TABLE OF CONTENTS

LIST OF ILLUSTRATIONS

1.0 INTRODUCTION

PES Environmental, Inc. (PES) has prepared this Site Management Plan (SMP) at the request of Signature Properties (Signature) for the Former Petro-Plus/Shell Service Station at 14290 San Pablo Avenue, San Pablo, California (the Site) (Plate 1). The SMP was prepared to provide guidelines for management of site soils and/or groundwater during excavation and/or grading activities, and future operation and maintenance (O&M) activities associated with the redevelopment of the Site. This SMP was requested by the California Regional Water Quality Control Board – San Francisco Bay Region (the Board) for a Deed Restriction to be recorded on the Site. This SMP applies to the entire site, as described in a Covenant and Environmental Restriction on Property (deed restriction) and associated Legal Description for the subject property; the deed restriction is dated October 1, 2007 and was recorded in the Official Records of Contra Costa County, California.

PES understands that planned redevelopment of the Site is for commercial. Detailed redevelopment (i.e., grading, excavation, and construction) plans are not currently available; therefore, this document represents general, Site-wide guidelines that should be followed in the event contaminated soil and/or groundwater is encountered during redevelopment activities.

In preparing this SMP, PES reviewed the following documents prepared for the Site:

- *Phase II Soil and Groundwater Investigation, Former Petro Plus Gasoline Service Station, 14290 San Pablo, California*, Treadwell and Rollo, June 23, 2005;
- *Final Piping and Removal and Excavation Sampling Report, Former Petro-Plus/Shell Service Station, 14290 San Pablo, California*, Cambria, August 2, 2006;
- *Subsurface Investigation Report, Former Petro-Plus/Shell Service Station, 14290 San Pablo, California*, PES, May 30, 2007; and
- *Supplemental Soil Gas Survey and Second Quarter 2007 Groundwater Monitoring Report, Former Petro-Plus/Shell Service Station, 14290 San Pablo, California*, PES, June 27, 2007.

The following sections of this SMP are organized as follows:

- Section 2.0 of this SMP presents the site background including the site location, physical setting, site history, a summary of current site conditions and potential environmental concerns that may arise during redevelopment, and site-specific hydrogeology;
- Section 3.0 describes the Site deed restriction (including a discussion of potential receptors and exposure routes identified on the basis of available Site data), Site conditions and potential environmental concerns, and Site hydrogeology;

- Section 4.0 describes observation and soil management procedures; and
- Section 5.0 lists references used in the development of this SMP.

2.0 SITE BACKGROUND

2.1 Site Location

The former Petro-Plus/Former Shell Service Station is located at 14290 San Pablo Avenue in San Pablo, California (Plate 1). The property is bounded on the west by San Pablo Avenue, to the north by International Market Place and commercial properties, to the east by Mission Bell Drive, and to the south by commercial properties. The site is within the confines of Parcel 2, Subdivison 9049, 305 Maps 30-49 (Plate 2).

2.2 Physical Setting

The Site is located in the northeast portion of the San Francisco Bay physiographic region, a submerged, northwesterly trending structural basin. The Hayward Fault is located approximately ½-mile northeast of the Site. The ground surface at the Site is generally flat with a slight slope to the west. The Site is located at an elevation of approximately 55 feet above mean sea level (msl). The nearest natural surface water body to the site is San Pablo Creek, which is located approximately 500 feet south of the Site. The Site is currently unoccupied and all previous structures have been demolished.

2.3 Site History

The following sections provide brief summaries of the known Site history and conditions, and potential environmental concerns for the site.

The Site was formerly occupied by a Petro-Plus service station (which previously operated as a Shell-branded service station) and contained two gasoline underground storage tanks (USTs), one diesel UST, one waste oil UST, and three pump islands. Plate 2 presents the approximate configuration of the former service station features.

Between 1998 and 2006, soil and groundwater investigations were conducted at the property by Cambria Environmental Technology (Cambria) in 1998 (this report was not provided for development of this SMP), Treadwell and Rollo (Treadwell and Rollo, 2005) and Cambria (Cambria, 2006a). The fuel system was removed and a risk evaluation was also performed by Cambria in 2006 (Cambria, 2006b). In 2007, PES performed a subsurface investigation and a supplemental soil gas survey as well as groundwater monitoring (PES, 2007a and 2007b). The pertinent results of these investigations are briefly summarized below in Section 2.4.

3.0 SITE CONDITIONS

3.1 Deed Restriction

A deed restriction has been developed for the Site by the Board on the basis of the data summarized below to protect current and future human health and safety and the environment from hazardous materials onsite. Below is a summary of the restrictions directly pertaining to this SMP; the actual terms and conditions are presented in the forma deed restriction recorded with the Contra Costa County:

- The Site will contain a "No Build Zone", as described in Exhibit B of the Restrictions, and shown on Plate 3 of this SMP;
- Redevelopment of the property will only include industrial, commercial, or office space;
- No residences for human habitation will be allowed on the Site;
- No hospitals, schools for persons under the age of 21, or child and/or Senior Citizen day care centers will be allowed on the Site;
- Groundwater will not be used for any purposes unless permitted by the Board;
- All uses and development of the Site will be consistent with the procedures outlined in the SMP;
- Excavation activities will be conducted in accordance with the procedures outlined in this SMP unless otherwise permitted by the Board;
- The Board will have access to the Site for purposes of inspection, maintenance, or monitoring; and
- No owner or occupant will aggravate or contribute to the existing Site environmental conditions.

3.2 Potential Receptors and Exposure Routes

Potential receptors for affected soil vapor, soil, and groundwater may include construction workers, landscapers, and future O&M workers (e.g., maintenance workers). Exposure routes may include:

- Inhalation of affected soil particles as dust and/or soil vapors during excavation activities, construction activities (e.g., pile driving, earth moving, etc.), and landscaping;

- Dermal contact with affected soils and/or groundwater during the activities described above; and

- Inhalation of soil vapors and/or dermal contact with affected soil particles.

3.3 Summary of Current Site Conditions and Potential Environmental Concerns

The following bullets summarize the primary chemicals detected in various media (i.e., soil vapor, soil, and groundwater) during previous investigations conducted at the Site, which may be encountered during Site excavation and/or grading activities:

- Soil vapor: Fuel hydrocarbon-related constituents (primarily total petroleum hydrocarbons as gasoline [TPHg], benzene, toluene, methyl tert butyl ether [MTBE]), and trichlorofluoromethane (a Freon compound);

- Soil: Fuel hydrocarbon-related constituents (primarily total petroleum hydrocarbons as diesel [TPHd], TPHg, MTBE, and tert-butanol [TBA] [a degradation product of MTBE]); and

- Groundwater: Fuel hydrocarbon-related constituents (primarily TPHd, TPHg, MTBE, n-Propylbenzene [a common fuel hydrocarbon-related compound], TBA, ethylbenzene, total xylenes, chloroform, naphthalene, isopropylbenzene, n-butylbenzene, n-propylbenzene, sec-butylbenzene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 4-isoproyltoluene, and tert-amyl methyl ether).

Tables and plates from the historical and recent investigations conducted at the Site are presented in Appendix A and summarized below:

- The results of extensive soil sampling performed at the Site, (Treadwell & Rollo, 2005, Cambria, 2006a and 2006b, and PES, 2007a) indicate that, with the exception of three discrete samples, the residual levels of petroleum hydrocarbons and related compounds are below applicable Environmental Screening Levels (ESLs) established for soil in a commercial setting where groundwater is not a current or potential source of drinking water. The three areas where residual levels of fuel hydrocarbons remain elevated above the applicable ESLs are represented by samples P-6-4', SW1-1-8', and SW2-2-6' (Appendix A);

- The commercial ESL for TPHg in soil vapor of 72 μg/l was exceeded in four soil vapor samples and benzene was detected at one soil vapor sampling location at a concentration exceeding the commercial ESL of 0.28 μg/l. The area of TPHg and benzene in soil gas at concentrations exceeding respective commercial ESLs is located west of the footprint for the proposed commercial building, as shown on Plate 3.

- TPHd marginally exceeded the applicable ESL in the groundwater sample from one monitoring well;

- These results indicate that the site is acceptable for commercial development with: (1) placement of land use restrictions limiting future site use to commercial or industrial activities; and (2) recording of a restriction prohibiting development of a commercial structure over the area of the site containing TPHg and/or benzene in soil gas at concentrations exceeding respective commercial ESLs. The area of the site proposed for restricting future building construction is shown on Plate 3 and encompasses the well-defined portion of the site, which contains concentrations of TPHg and/or benzene in soil gas above their respective commercial ESLs. This restriction in redevelopment of the property can be removed following sampling and analysis of the affected media within the restricted area that demonstrates conditions do not pose an unacceptable risk to users in a commercial setting; and

- Four groundwater monitoring wells have been installed on the Site. The well locations are shown on Plate 2. As of the date of this SMP, the wells are incorporated into an ongoing quarterly groundwater monitoring program. Efforts should be made during redevelopment activities to protect the monitoring wells from damage due to earthwork equipment.

On the basis of the data summarized above, PES has developed procedures for observing excavation and/or grading activities and managing potentially contaminated soil and groundwater.

3.4 Site-Specific Hydrogeology

Site-specific hydrogeologic information has been gathered from the Site during the previous soil and groundwater investigations and local hydrogeologic information is available from nearby fuel leak sites. Lithologic information collected during the previous investigations indicate the Site is underlain by a sequence of alluvial materials that consist of predominantly clay with varying amounts of fine-grained sand, to the maximum depth explored of approximately 28 feet below ground surface (bgs). Groundwater is typically encountered at depths ranging from 10 to 15 feet bgs and flows in a west to southwest direction.

4.0 FIELD OBSERVATION AND SOIL MANAGEMENT PROCEDURES

PES assumes that the current redevelopment plans will involve excavation and/or grading activities. If potentially contaminated soils are identified during Site redevelopment activities, additional assessment will be conducted. Such additional assessment may include field screening, soil sampling, laboratory analyses, and data evaluation.

Below are generalized procedures for assessing and managing potentially contaminated soils that may be encountered in the subsurface, and the potential characterization procedures for potentially contaminated soil or groundwater. These procedures may be modified based on specific requirements of a disposal facility, as applicable.

4.1 Procedures for Observation During Excavation and Grading Activities

This section describes observation and screening procedures to be utilized during excavation and grading activities that involve exposure of underlying soils and subsurface utilities (if any). All observation and sampling activities will be conducted in accordance with a site-specific Health and Safety Plan to be prepared by the Site contractor.

A qualified engineer or geologist will visit the Site as necessary during excavation and grading activities to inspect site. The engineer/geologist will coordinate with the demolition or excavation contractor to be onsite as needed during excavation activities.

Exposed soils and soil stockpiles should be observed for evidence of odors and petroleum staining. Soils will be screened for volatile organic compounds (VOCs) using a photoionization detector (PID). Soils with petroleum hydrocarbon odors and/or staining may be screened with an immunoassay field screening tool (e.g., PetroFLAG) to provide a semi-quantitative analysis of total petroleum hydrocarbons in soil.

Work will be halted in the area of suspect materials or the suspect materials will be segregated under the oversight of a qualified environmental professional if: (1) suspect soil conditions are identified through visual or olfactory observations; or (2) field-screening using a PID or PetroFLAG identifies potentially contaminated soils. The area will be cordoned off using delineators and caution tape (or similar materials) and the soil management procedures described in Section 3.2 will be implemented.

4.2 Soil Management Procedures

Procedures for management of potentially contaminated soil including sampling and analyses, and handling and stockpiling, are presented below. Handling and stockpiling of uncontaminated soil will be conducted in accordance with applicable regulations and standard construction practices.

4.2.1 Sampling and Analysis of Potentially Contaminated In-Place Soil

The sampling and analytical program for potentially contaminated in-place soils will be developed based on soil observations and screening results. At a minimum, one sample of the suspect soil will be collected, and a second will be collected outside the suspect area for comparison purposes. If stained soils are identified, a sample of the stained material will be collected. If possible, a sample will also be collected of apparently unaffected soil beneath the stain.

Depending on the nature of the soil to be sampled, samples may be collected using hand tools. A pre-cleaned trowel will be used to expose undisturbed soil and collect a sample in a clean stainless-steel tube or pre-cleaned glass jar. If analysis of VOCs is deemed necessary (i.e., elevated PID/FID detections indicating VOCs are present), samples will be collected in the

appropriate samplers in accordance with U.S. Environmental Protection Agency (EPA) method 5035. The stainless-steel tube will be sealed with Teflon® sheeting and plastic end caps, or the glass jar with a Teflon® septum will be closed, the container will be labeled with the sample identification, collection date and time, logged on the chain of custody, and placed in a thermally insulated cooler with ice, pending transport to the laboratory under chain-of-custody protocol.

Samples will be analyzed for one or more constituents based on field observations, screening results, and/or the known Site use history in the vicinity of the suspect soil. Based on the previous investigation results, analyses may be conducted for VOCs using U.S. EPA Test Method 8260B, and TPHg and TPHd using U.S. EPA Test Method 8015M. Based on previous sampling results, metals are not expected to occur at levels exceeding commercial ESLs, and therefore, will not be analyzed.

4.2.2 Evaluation of Laboratory Analytical Results

Analytical results may be compared to the following criteria:

- Previous laboratory analytical results from samples collected at the Site;
- Applicable Board ESLs (Board, 2005); and
- State and Federal hazardous waste criteria.

If applicable criteria are not exceeded, no further evaluation will be conducted of the suspect materials. If applicable criteria are exceeded, additional characterization and/or evaluation may need to be performed. In such an instance, the Board will be notified and consulted, as applicable, in scoping any necessary additional characterization or evaluation. Additional activities will be determined by the environmental professional in consultation with the Board and may consist of the following:

- Additional soil sampling to characterize the lateral and vertical extent of affected soil and off-site disposal options; and/or
- Development of a remediation plan to mitigate the contaminated soil.

4.2.3 Handling, Stockpiling, and Characterization of Excavated Soil

Soil identified as potentially contaminated based on visual observations, olfactory indicators, or field screening results, may require temporary stockpiling onsite pending further characterization and the selection of an appropriate landfill disposal facility. Stockpiles will be constructed with plastic sheeting beneath and above the soil to prevent runon/runoff and fugitive dust emissions. Stockpiled soil will be covered and secured at the end of each day. If the earthwork is conducted during wet months, activities associated with a Storm Water

Pollution Prevention Plan should be implemented, in accordance with the applicable regulations.

Once soils have been excavated and placed in stockpiles, the stockpiles will be characterized and disposal alternatives and/or reuse of the soil on-Site will be evaluated. The soil sampling procedures and analytical program for the stockpiles are as follows:

- Soil samples will be collected using a pre-cleaned hand trowel and transferred into laboratory-supplied glass containers or stainless-steel tubes, as appropriate. For soil disposal, one four-point composite sample will be collected per 750 cubic yards of excavated soil, or in accordance with the disposal facility requirements. For soil reuse, discrete samples will be collected with the procedures described in Section 4.4;

- Following soil sample collection, the containers will be labeled for identification and immediately placed in a chilled, thermally insulated cooler containing bagged ice or blue ice. The cooler containing the samples will then be delivered under chain-of-custody protocol to a California state-certified laboratory; and

- The composite samples collected from the soil stockpiles will be submitted for laboratory analysis for one or more compounds, based on observations, screening results, and/or the known Site use history in the vicinity of the suspect soil. Analyses may be conducted for VOCs using U.S. EPA Test Method 8060B, and TPHg and TPHd using U.S. EPA Test Method 8015M.

Equipment used for soil excavation and loading (including heavy equipment and truck tires) will be cleaned before leaving the site. During soil excavation and loading, the work areas will be kept reasonably clean and free of excessive soil or debris. Care will be exercised to minimize the potential for tracking any potentially contaminated soil out of the work area.

Based on the evaluation of the laboratory analytical results from any stockpiled soil, the soil may either be: (1) reused on-Site if the laboratory analytical results are consistent with previous site data and are below applicable screening criteria identified in Section 3.2.2; or (2) disposed off-Site at an applicably licensed disposal facility.

Should off-Site disposal be necessary, the soil will be profiled according to specific landfill requirements. The grading/excavation contractor or environmental professional will be responsible for coordinating off-Site disposal, including identifying and coordinating with the appropriate disposal facilities. Following acceptance of the affected soil at an appropriate disposal facility, the soil will be transported following appropriate California and federal hazardous (or non-hazardous) waste manifesting procedures. A water truck will be maintained on site during the excavation and loading operations for dust suppression. General nuisance dust conditions and other applicable local dust control measures will apply. All loads will be covered prior to transport. As each truck is filled, an inspection will be made to ensure that the soil is properly covered and that the tires and sides of the trucks are reasonably free of

accumulated soil prior to leaving the site. A street sweeper will be made available, as needed, to keep the loading area and haul roads clean.

4.3 Fill Material

Source areas for clean fill materials to be utilized at the Site in the future redevelopment will be selected in accordance with the Department of Toxic Substances Control (DTSC) *Information Advisory, Clean Imported Fill Material, October 2001* (DTSC Advisory). Fill materials will be sampled and analyzed in accordance with the DTSC Advisory on the basis of the projected volume of fill material to be utilized, once determined. DTSC recommends appropriate selection of the fill source area and sampling for specific analytes based on the source area location (e.g., fill from a source area near an existing highway should be sampled for lead and polynuclear aromatic hydrocarbons). To minimize the potential for use of contaminated fill, the fill source area must be documented. Proper documentation should include detailed information regarding the former land use, previous environmental site assessments and findings, and the results of any testing performed. According to the Advisory, if such documentation is not available or is inadequate, samples of the fill material should be chemically analyzed for analytes based on knowledge of the prior land use and source area location.

The recommended sampling frequency should be based on either: (1) the area of the individual borrow area; or (2) the volume of the borrow area stockpiles (see Advisory for recommended sampling frequencies). Ideally, the samples should be collected from the borrow site, prior to delivery to the receiving site. However, if the borrow site cannot be sampled, the DTSC recommends alternative sampling procedures, whereby one sample per truckload is collected and analyzed for the compounds of concern. Fill material must be stockpiled offsite until laboratory analyses have been received and reviewed. Composite sampling may, or may not, be appropriate depending on the borrow area homogeneity; however, composite sampling is not acceptable for volatile or semivolatile organic compounds.

4.4 Reuse of Onsite Soil

If onsite soil is to be reused during the redevelopment, the soil will be sampled and analyzed in accordance with the procedures described in the draft technical reference document prepared by the Board entitled *Characterization and Reuse of Petroleum Hydrocarbon Impacted Soil as Inert Waste*, dated October 20, 2006. In accordance with the above-referenced document, only soil that does not contain hazardous waste or soluble pollutants at concentrations in excess of applicable water quality objectives, and does not contain significant quantities of decomposable waste, will be applicable for reuse at the Site. Reporting requirements must be followed prior to reuse of soil if the Site is under Board oversight. If the Site has been closed by the Board prior to on-site reuse of soil, the property owner and waste discharger should retain the appropriate documentation and provide the documentation to the Board upon request.

4.5 Groundwater Management Procedures

In the event that groundwater is encountered during excavation activities and dewatering is required, the excavation contractor will be required to manage the groundwater in appropriate containers (e.g., Baker tank) or with use of appropriate filtration and/or treatment systems in conjunction with the appropriate permits (e.g., National Pollution Discharge Elimination System [NPDES]). Samples of the water generated during any dewatering activities will be collected and analyzed for TPHg and VOCs including fuel oxygenates by U.S. EPA Test Method 8260B, and for TPHd by U.S. EPA Test Method 8015M. The laboratory analytical results of the groundwater samples will be compared with applicable criteria to determine whether the appropriate method of discharge for the groundwater (e.g., discharge to the storm drain system, sanitary sewer system, or off-site disposal or recycling). The contractor will be responsible for providing all containers, piping and treatment systems required to meet the acceptance criteria of the selected discharge option.

4.6 Protection of Existing Groundwater Monitoring Wells

As noted above, four groundwater monitoring wells are present at the Site at the locations shown on Plate 2. Until the Site has received regulatory closure, the wells should remain protected for the groundwater monitoring program. Therefore, contractors involved in site excavation or grading activities will: (1) identify the well locations prior to the onset of work, (2) mark the well locations with flags or visible barriers to Site workers including heavy equipment operators; and (3) avoid disturbance of the soil immediately surrounding the wells. Upon issuance of Site closure by the Board, the wells will be destroyed in accordance with applicable regulations under an approved permit.

5.0 REFERENCES

California Regional Water Quality Control Board – San Francisco Bay Region (Board), 2005. *Screening for Environmental Concerns at Sites with Contaminated Soil and Groundwater Interim Final*. February.

California Regional Water Quality Control Board, San Francisco Bay Region, 2006, *Characterization and Reuse of Petroleum Hydrocarbon Impacted Soil as Inert Waste*, October 20.

Cambria, 2006a. *Fuels System Removal and Limited Over-Excavation Report, Former Petro-Plus/Shell Service Station, 14290 San Pablo, California*, February 15.

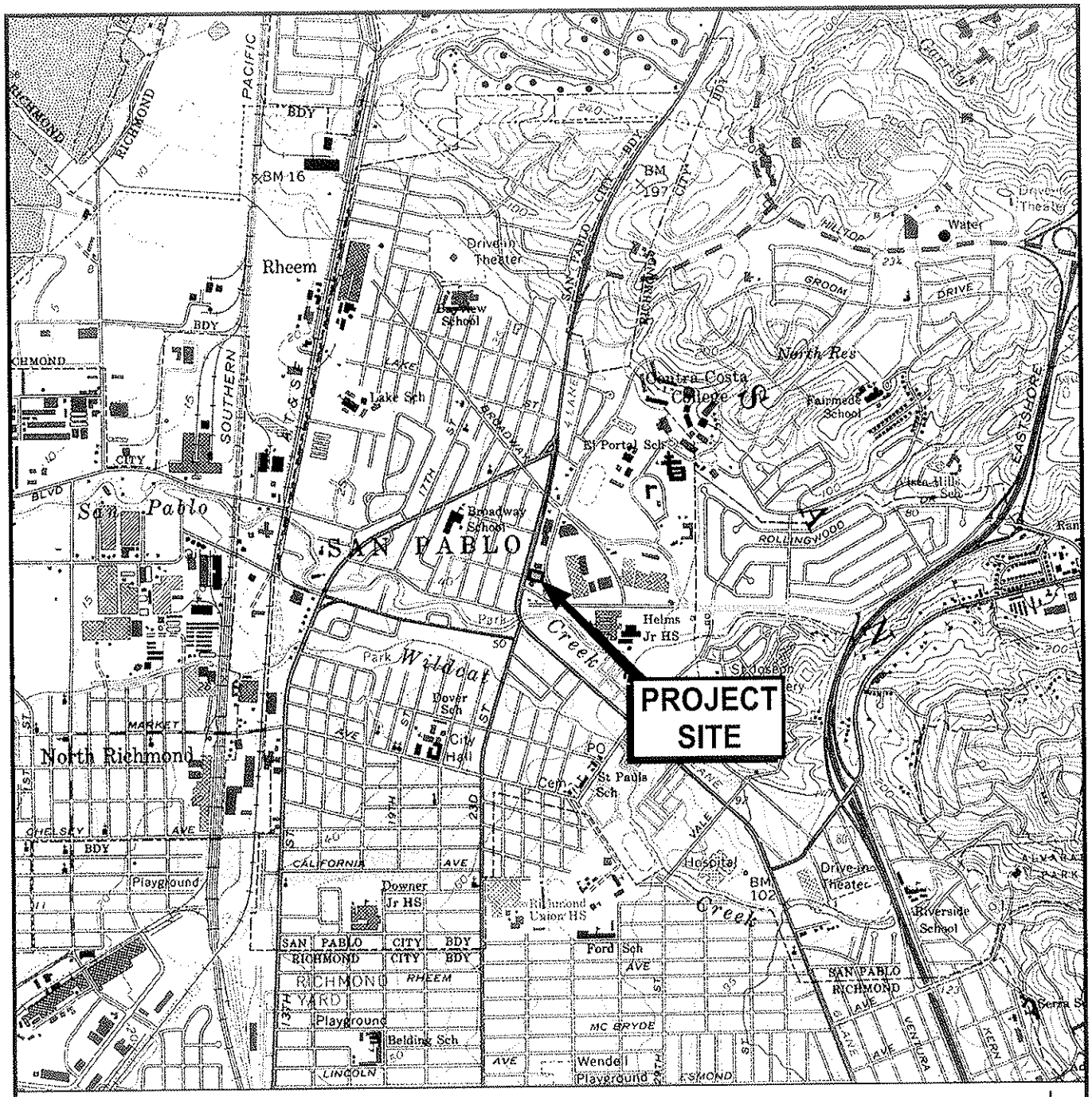
Cambria, 2006b. *Final Piping and Removal and Excavation Sampling Report, Former Petro-Plus/Shell Service Station, 14290 San Pablo, California*, August 2.

Department of Toxic Substances Control, 2001, *Information Advisory, Clean Imported Fill Material,* October.

PES, 2007a. *Subsurface Investigation Report, Former Petro-Plus/Shell Service Station, 14290 San Pablo, California*, May 30.

PES, 2007b. *Supplemental Soil Gas Survey and Second Quarter 2007 Groundwater Monitoring Report, Former Petro-Plus/Shell Service Station, 14290 San Pablo, California,* June 27.

ILLUSTRATIONS



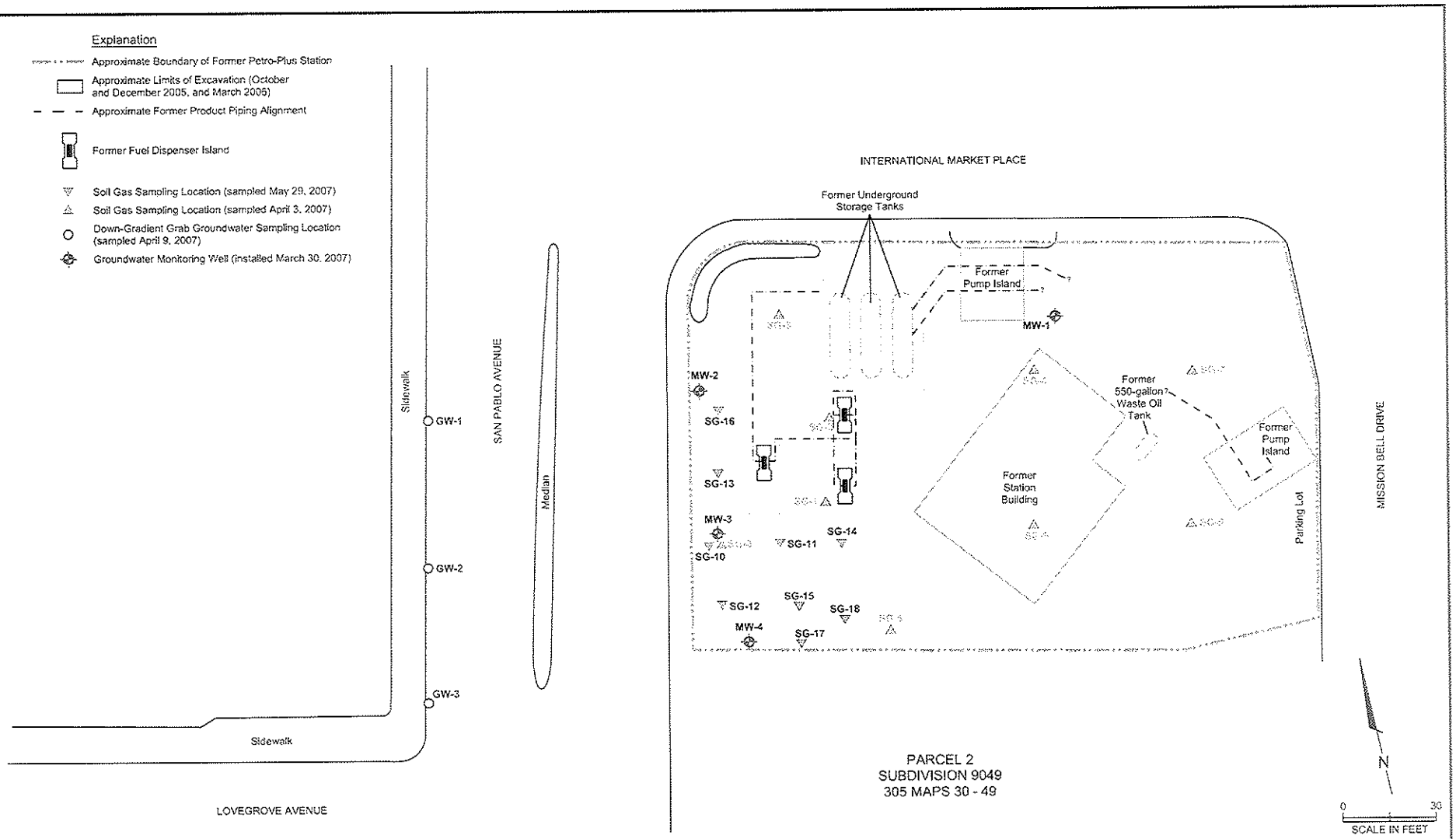
U.S.G.S. Topo Map - Richmond, California, 7.5-minute quadrangle.1959 photorevised 1980

PES Environmental, Inc.
Engineering & Environmental Services

Site Location Map
Former Petro-Plus Service Station
14290 San Pablo Avenue
San Pablo, California

PLATE
1

935.009.02.012	935-00902012_1-2-r1	TH	10/07
JOB NUMBER	DRAWING NUMBER	REVIEWED BY	DATE

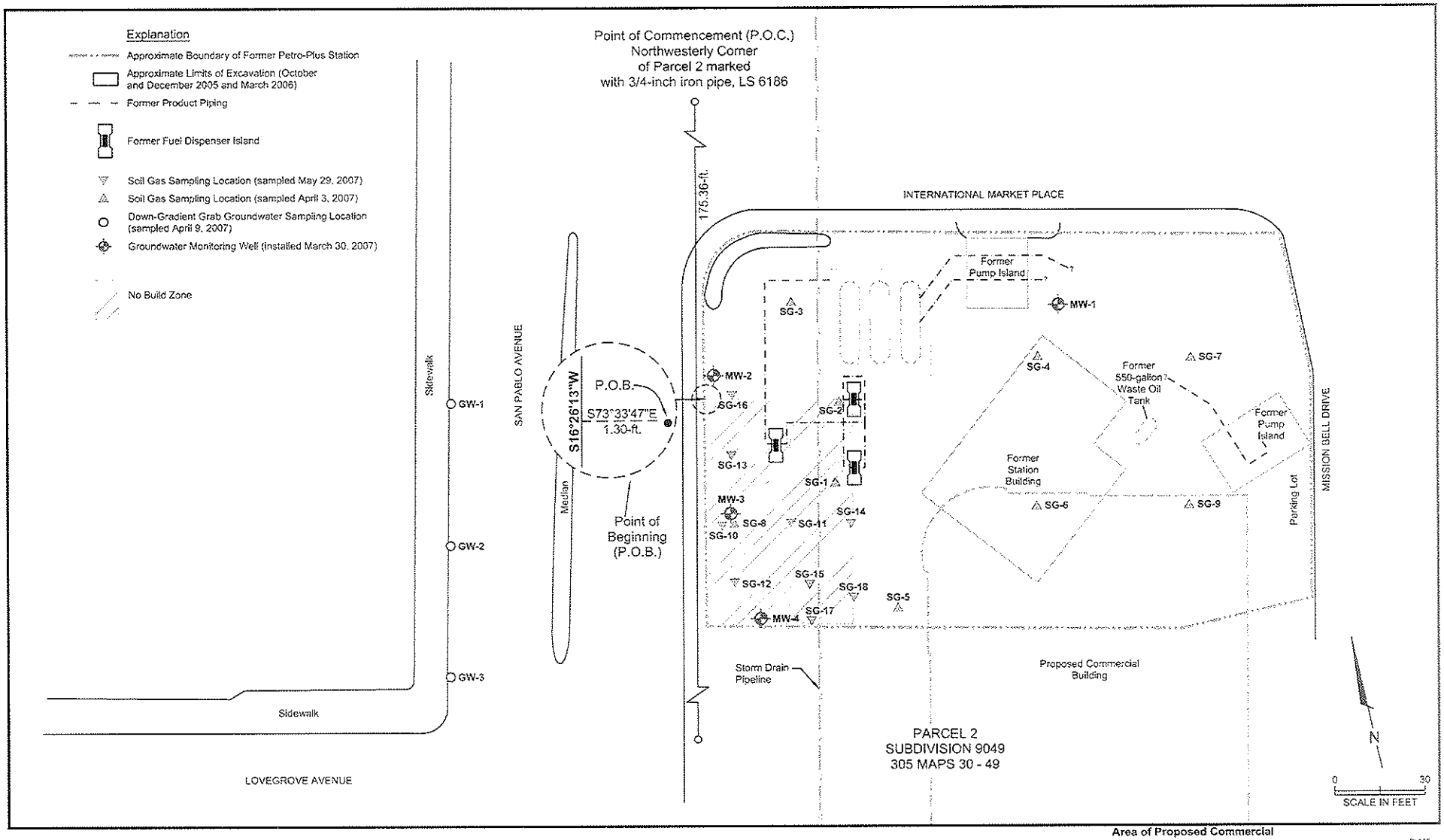


PES Environmental, Inc.
Engineering & Environmental Services

Site Plan
Former Petro-Plus Service Station
14290 San Pablo Avenue
San Pablo, California

PLATE
2

935.009.02.012	935-00902012_1-2-r1	TH	10/07
JOB NUMBER	DRAWING NUMBER	REVIEWED BY	DATE



PES Environmental, Inc.
Engineering & Environmental Services

Area of Proposed Commercial Redevelopment Restriction
Former Petro-Plus Service Station
14290 San Pablo Avenue
San Pablo, California

PLATE
3

935.009.02.012	935-00902012_3-r1	TH	10/07
JOB NUMBER	DRAWING NUMBER	REVIEWED BY	DATE

APPENDIX A

PERTINENT TABLES AND PLATES FROM PREVIOUS INVESTIGATIONS

Table 1
Summary of Laboratory Analytical Results for Organics in Soil Samples
14290 San Pablo Avenue
San Pablo, California

Consultant	Date Sampled	Sample Identification	Analytical Results												
			TPH-g	TPH-d	TPH-mo	Oil & Grease	Benzene	Toluene	Ethyl-benzene	Total Xylenes	MTBE	TBA	DIPE	ETBE	TAME
			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Treadwell & Rollo	12-May-05	B-1-10.0'	0.145	5.30*	<4.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12-May-05	B-1-15.0'	0.606	5.97*	4.07	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	11-May-05	B-2-10.0'	<1.0	5.43*	4.2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	11-May-05	B-2-15.0'	1.46	20.7*	9.33	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12-May-05	B-4-10.0'	<0.1	3.31*	<4.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12-May-05	B-4-15.0'	0.13	48.5*	28.4	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	11-May-05	B-5-10.0'	<0.1	4.50*	<4.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	11-May-05	B-5-15.0'	<0.1	17.7*	6.75	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12-May-05	B-6-10.0'	<0.1	<2.0	<4.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12-May-05	B-6-15.0'	<0.1	5.25*	<4.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	11-May-05	B-7-10.0'	<0.1	5.42*	<4.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	11-May-05	B-7-15.0'	0.146	3.87*	<4.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	11-May-05	B-8-10.0'	<0.1	5.61*	<4.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	11-May-05	B-8-15.0'	0.293	5.73*	<4.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	11-May-05	B-9-10.0'	<0.1	2.0*	<4.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	11-May-05	B-9-15.0'	<0.1	2.25*	<4.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12-May-05	B-10-10.0'	<0.1	8.19*	<4.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12-May-05	B-10-15.0'	0.112	4.4*	<4.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12-May-05	B-11-10.0'	<0.1	3.91*	<4.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12-May-05	B-11-15.0'	<0.1	7.16*	<4.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Cambria	21-Oct-05	WO-1-11	<1.0	2.6	<10	200	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050
	21-Oct-05	TP-1-11	<1.0	4.5a	NA	NA	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050
	21-Oct-05	TP-2-11	<1.0	4.0	NA	NA	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050
	21-Oct-05	TP-3-11	<1.0	12	NA	NA	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050
	21-Oct-05	TP-4-11	<1.0	5.5	NA	NA	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050
	21-Oct-05	TP-5-11	<1.0	19	NA	NA	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050
	21-Oct-05	TP-6-11	<1.0	5.2a	NA	NA	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050
	21-Oct-05	DS-1-2*	950	7,000	NA	NA	1.9	0.14	26	0.68	1.7	0.71	<0.050	<0.050	0.12
	21-Oct-05	DS-2-2*	130	5,800	NA	NA	<0.025	<0.025	<0.025	0.043	0.10	<0.15	<0.025	<0.025	<0.025
	21-Oct-05	DS-3-2*	330	1,600	NA	NA	<0.050	<0.050	0.73	0.17	0.060	<0.25	<0.050	<0.050	<0.050
	14-Dec-05	P-1-3*	1.5	19b	NA	NA	<0.0050	<0.0050	<0.0050	<0.0050	0.11	0.043	<0.010	<0.0050	<0.0050
	14-Dec-05	P-1-5	<1.0	<1.0	NA	NA	<0.0050	<0.0050	<0.0050	<0.0050	0.015	0.086	<0.010	<0.0050	<0.0050
	14-Dec-05	P-2-3	<1.0	<1.0	NA	NA	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.010	<0.010	<0.0050	<0.0050
	14-Dec-05	P-3-3*	220	1,900a	NA	NA	<0.018	0.093	0.82	4.9	0.018	<0.035	<0.035	<0.018	<0.018
	14-Dec-05	P-3-5	<1.0	1.2a	NA	NA	<0.0050	<0.0050	<0.0050	<0.0050	0.0054	0.016	<0.010	<0.0050	<0.0050
	14-Dec-05	P-4-3	<1.0	<1.0	NA	NA	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.010	<0.010	<0.0050	<0.0050
	14-Dec-05	P-5-3	<1.0	3.5b	NA	NA	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.010	<0.010	<0.0050	<0.0050
	14-Dec-05	B-3-6*	11	3.2a	NA	NA	<0.018	<0.018	<0.018	0.058	0.054	0.10	<0.036	<0.014	<0.018
	14-Dec-05	SW1-3-6	74cd	15a	NA	NA	<0.025	<0.025	0.22	0.97	<0.025	<0.050	<0.050	<0.025	<0.025
	14-Dec-05	SW2-3-6	6.0d	41a	NA	NA	<0.021	<021	<0.021	<0.021	<0.021	0.059	<0.042	<0.021	<0.021
	14-Dec-05	SW3-3-6*	210	3,700a	NA	NA	<0.50	<0.50	<0.50	<0.50	<0.50	<2.5	<1.0	<0.50	<0.50
	14-Dec-05	SW4-3-6*	1.4d	42a	NA	NA	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	0.041	<0.010	<0.0050	<0.0050
	14-Dec-05	B-1-6*	900	3,400a	NA	NA	<0.50	<0.50	<0.50	<0.50	0.77	<2.5	<1.0	<0.50	<0.50
	14-Dec-05	SW1-1-6*	2,300	1,900	NA	NA	1.4	<0.50	27	1.5	3.0	<2.5	<1.0	<0.50	<0.50
	14-Dec-05	SW2-1-6*	<2.5	1.2a	NA	NA	<0.012	<0.012	<0.012	0.027	0.029	0.33	<0.025	<0.012	<0.012
	14-Dec-05	B-2-6	2.9	64a	NA	NA	<0.0050	<0.0050	<0.0050	<0.0050	0.053	0.15	<0.010	<0.0050	<0.0050
	14-Dec-05	SW1-2-6	<1.0	13a	NA	NA	<0.0050	<0.0050	<0.0050	<0.0050	0.035	0.14	<0.010	<0.0050	<0.0050
	14-Dec-05	SW2-2-6	1.1	700a	NA	NA	<0.0050	<0.0050	<0.0050	<0.0050	0.026	0.10	<0.010	<0.0050	<0.0050
	14-Dec-05	SW3-2-6	2.8	15a	NA	NA	<0.0050	<0.0050	<0.0050	<0.0050	0.012	0.057	<0.010	<0.0050	<0.0050
	14-Dec-05	SW4-2-6	8.9	<1.0	NA	NA	<0.0050	<0.0050	<0.0050	<0.0050	0.0081	0.011	<0.010	<0.0050	<0.0050

Table 1
Summary of Laboratory Analytical Results for Organics in Soil Samples
14290 San Pablo Avenue
San Pablo, California

Consultant	Date Sampled	Sample Identification	Analytical Results												
			TPH-g mg/kg	TPH-d mg/kg	TPH-mo mg/kg	Oil & Grease mg/kg	Benzene mg/kg	Toluene mg/kg	Ethyl-benzene mg/kg	Total Xylenes mg/kg	MTBE mg/kg	TBA mg/kg	DIPE mg/kg	ETBE mg/kg	TAME mg/kg
Cambria	15-Dec-05	B1-1-8	<1.0	<1.0	NA	NA	<0.0050	<0.0050	<0.0050	<0.0050	0.063	0.18	<0.010	<0.0050	<0.0050
	15-Dec-05	B2-1-8	29	380a	NA	NA	<0.025	<0.025	<0.025	<0.025	0.41	1.2	<0.049	<0.025	<0.025
	15-Dec-05	SW1-1-8	820	3,300a	NA	NA	<0.50	<0.50	<0.50	<0.50	<0.50	<2.5	<1.0	<0.50	<0.50
	15-Dec-05	SW3-1-8*	88	2,200	NA	NA	<0.50	<0.50	<0.50	<0.5	<0.50	<2.5	<1.0	<0.50	<0.50
	15-Dec-05	B-3-9	3.4	16e	NA	NA	<0.0050	<0.0050	<0.0050	<0.0050	0.0061	0.029	<0.010	<0.0050	<0.0050
	15-Dec-05	SW3-3-9*	930	6,000a	NA	NA	<0.50	<0.50	<0.50	1.4	<0.50	<2.5	<1.0	<0.50	<0.50
	15-Dec-05	SW4-3-9	<1.0	<1.0	NA	NA	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.010	<0.010	<0.0050	<0.0050
	24-May-06	P-6-4	492	16.6	NA	NA	0.007	0.012	0.133	0.037	<0.002	NA	NA	NA	NA
	24-May-06	P-7-4	0.224	<3.86	NA	NA	0.002	<0.002	<0.002	<0.005	<0.002	NA	NA	NA	NA
	24-May-06	P-8-4.5	0.482	<3.99	NA	NA	0.002	<0.002	<0.002	0.011	<0.002	NA	NA	NA	NA
	24-May-06	P-9-8	<0.100	<3.97	NA	NA	0.002	<0.002	<0.002	<0.005	<0.002	NA	NA	NA	NA
	24-May-06	P-10-3	0.104	4.8	NA	NA	0.006	0.013	<0.002	0.012	<0.002	NA	NA	NA	NA
	24-May-06	P-11-4.5	<0.100	9.64	NA	NA	0.002	<0.002	<0.002	<0.005	<0.002	NA	NA	NA	NA
	24-May-06	P-12-3.5	0.338	<3.94	NA	NA	0.002	<0.002	<0.002	<0.005	<0.002	NA	NA	NA	NA
	24-May-06	P-13-3.5	<0.100	<4.00	NA	NA	0.002	<0.002	<0.002	<0.005	<0.002	NA	NA	NA	NA
	24-May-06	P-14-4	0.175	<3.94	NA	NA	0.002	<0.002	<0.002	<0.005	<0.002	NA	NA	NA	NA
	24-May-06	EX-1-10	73.6	6.64	NA	NA	0.003	<0.002	0.015	<0.005	0.098	NA	NA	NA	NA
	24-May-06	EX-2-3	4.55	<3.99	NA	NA	0.006	0.002	<0.002	0.013	0.376	NA	NA	NA	NA
	24-May-06	EX-2-7	2.07	<3.89	NA	NA	<0.002	<0.002	<0.002	<0.005	0.864	NA	NA	NA	NA
	24-May-06	EX-3-3	54.2	<3.96	NA	NA	0.010	0.003	0.024	0.016	0.036	NA	NA	NA	NA
	24-May-06	EX-3-7	72.6	<3.96	NA	NA	0.008	<0.002	0.002	<0.005	0.526	NA	NA	NA	NA
	24-May-06	EX-4-3	10.5	<3.99	NA	NA	0.008	<0.006	0.004	0.025	1.11	NA	NA	NA	NA
	24-May-06	EX-4-7	10.3	<3.90	NA	NA	0.006	0.002	0.032	0.005	1.15	NA	NA	NA	NA
	24-May-06	EX-5-8.5	0.914	<3.96	NA	NA	0.003	<0.002	0.002	0.019	0.068	NA	NA	NA	NA
	24-May-06	EX-6-3	2.75	7.54	NA	NA	0.003	0.002	<0.002	0.013	0.046	NA	NA	NA	NA
	24-May-06	EX-6-7	0.122	<3.94	NA	NA	0.002	<0.002	<0.002	<0.005	0.030	NA	NA	NA	NA
	24-May-06	EX-7-3	3.74	115	NA	NA	0.009	<0.002	<0.002	0.020	0.014	NA	NA	NA	NA
	24-May-06	EX-7-7	8.43	6.43	NA	NA	0.006	0.003	<0.002	0.038	0.022	NA	NA	NA	NA
ESLs Commercial Land Use: Non-Drinking Water			400	500	1000	-	0.38	9.3	32	11	5.6	110	-	-	-

Notes:
mg/kg = milligrams per kilogram
TPH-d = Total Petroleum Hydrocarbon quantified as Diesel
TPH-g = Total Petroleum Hydrocarbon quantified as Gasoline
TPH-mo = Total Petroleum Hydrocarbon quantified as Motor Oil
MTBE = Methyl Tertiary Butyl Ether
TBA = tert-Butyl alcohol
DIPE = Di-Isopropyl ether
ETBE = Ethyl tert butyl ether
TAME = tert amyl methyl ether

* = Sample Chromatography does not resemble typical diesel.
ESLs = Environmental Screening Levels
a = Hydrocarbon reported does not match lab's diesel standard.
b= Hydrocarbon reported is in late diesel range and does not match the lab's diesel standard.
c = Estimated value. The concentrations exceeded the calibration analysis.
d = Quantity of unknown hydrocarbon(s) in sample based on gasoline.
e = Hydrocarbon reported is in early diesel range and does not match the laboratory's diesel standard.
* = Sample represents material subsequently over-excavated and removed from the site.
Sample is not considered representative of current site conditions

Table 2
Summary of Laboratory Analytical Results for Inorganics in Soil Samples
14290 San Pablo Avenue
San Pablo, California

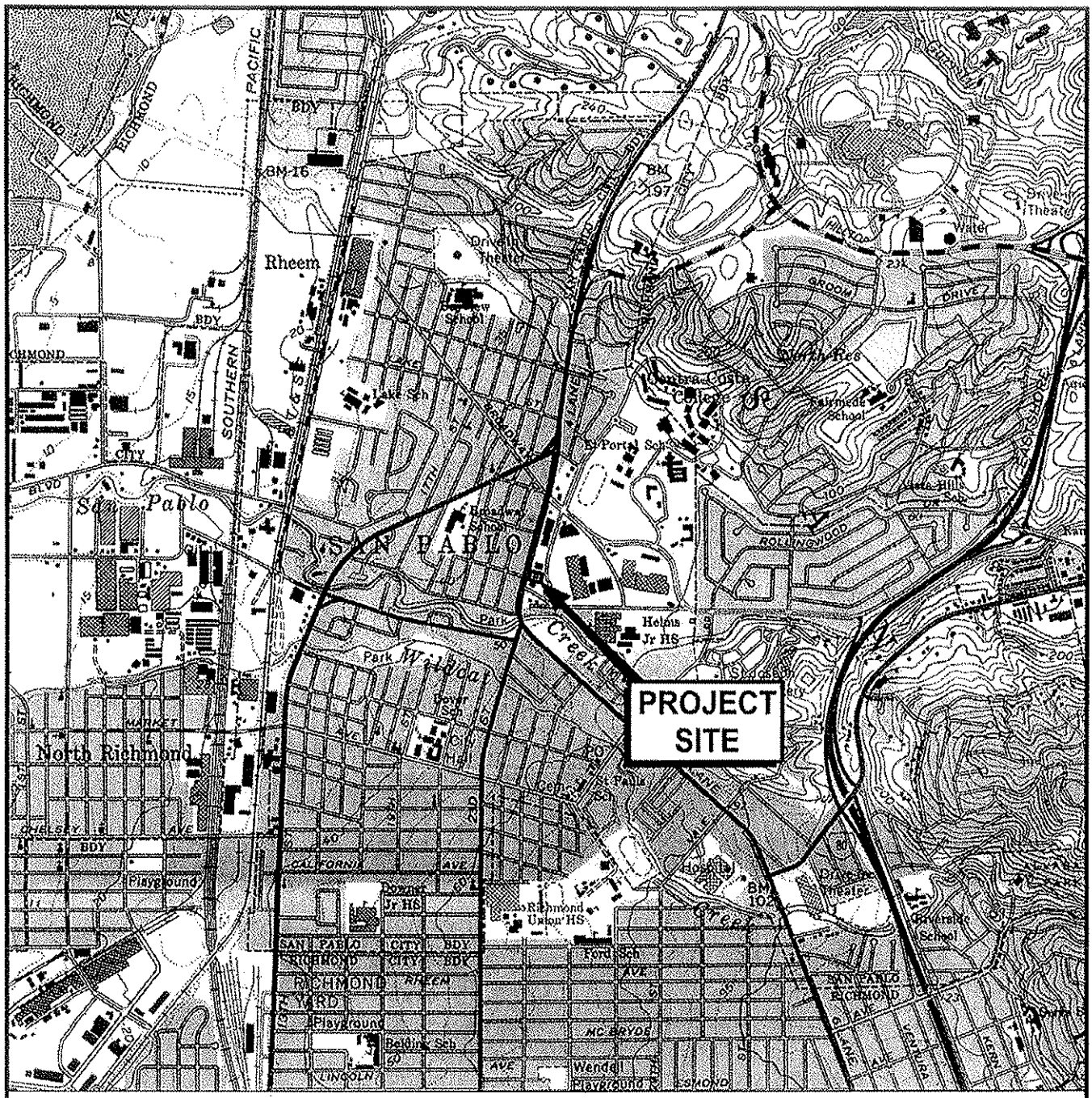
Consultant	Date Sampled	Sample Identification	Analytical Results																
			Antimony (mg/kg)	Arsenic (mg/kg)	Barium (mg/kg)	Beryllium (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Cobalt (mg/kg)	Copper (mg/kg)	Lead (mg/kg)	Mercury (mg/kg)	Molybdenum (mg/kg)	Nickel (mg/kg)	Selenium (mg/kg)	Silver (mg/kg)	Thallium (mg/kg)	Vanadium (mg/kg)	Zinc (mg/kg)
Treadwell & Rollo	12-May-05	B-1-3.0'	<3.0	<1.70	130	<2.0	<0.5	52	11	22	17	<0.1	<0.5	61	<2.0	<1.0	<5.0	34	53
	11-May-05	B-2-3.0'	<3.0	<1.70	150	<2.0	<0.5	130	23	31	60	<0.1	<0.5	150	<2.0	1.2	<5.0	47	71
	12-May-05	B-4-3.0'	<3.0	<1.70	140	<2.0	<0.5	44	9.8	23	17	<0.1	<0.5	49	<2.0	<1.0	<5.0	31	58
	11-May-05	B-5-3.0'	<3.0	<1.70	130	<2.0	<0.5	34	9.4	21	7.8	<0.1	<0.5	38	<2.0	<1.0	<5.0	31	50
	12-May-05	B-6-3.0'	<3.0	<1.70	110	<2.0	<0.5	31	8.4	16	5	<0.1	<0.5	32	<2.0	<1.0	<5.0	27	32
	11-May-05	B-7-3.0'	<3.0	<1.70	110	<2.0	<0.5	94	13	24	31	0.35	<0.5	99	<2.0	<1.0	<5.0	32	84
	11-May-05	B-8-3.0'	<3.0	<1.70	78	<2.0	<0.5	35	6.8	16	26	0.33	<0.5	32	<2.0	<1.0	<5.0	28	56
	11-May-05	B-9-3.0'	<3.0	<1.70	100	<2.0	<0.5	33	7.9	17	7.5	<0.1	<0.5	34	<2.0	1.2	<5.0	29	46
	12-May-05	B-10-3.0'	<3.0	<1.70	120	<2.0	<0.5	34	7	23	20	<0.1	<0.5	36	<2.0	<1.0	<5.0	31	59
	12-May-05	B-11-3.0'	<3.0	<1.70	140	<2.0	<0.5	35	8.8	27	23	<0.1	<0.5	37	<2.0	<1.0	<5.0	31	63
Cambria	21-Oct-05	WO-1-11	NA	NA	NA	NA	0.855	36.2	NA	NA	6.92	NA	NA	51.6	NA	NA	NA	NA	46.5
	21-Oct-05	TP-1-11	NA	NA	NA	NA	NA	NA	NA	NA	8.23	NA	NA	NA	NA	NA	NA	NA	NA
	21-Oct-05	TP-2-11	NA	NA	NA	NA	NA	NA	NA	NA	7.41	NA	NA	NA	NA	NA	NA	NA	NA
	21-Oct-05	TP-3-11	NA	NA	NA	NA	NA	NA	NA	NA	7.79	NA	NA	NA	NA	NA	NA	NA	NA
	21-Oct-05	TP-4-11	NA	NA	NA	NA	NA	NA	NA	NA	8.58	NA	NA	NA	NA	NA	NA	NA	NA
	21-Oct-05	TP-5-11	NA	NA	NA	NA	NA	NA	NA	NA	7.25	NA	NA	NA	NA	NA	NA	NA	NA
	21-Oct-05	TP-6-11	NA	NA	NA	NA	NA	NA	NA	NA	6.55	NA	NA	NA	NA	NA	NA	NA	NA
	21-Oct-05	DS-1-2*	NA	NA	NA	NA	NA	NA	NA	NA	49.8	NA	NA	NA	NA	NA	NA	NA	NA
	21-Oct-05	DS-2-2*	NA	NA	NA	NA	NA	NA	NA	NA	82.6	NA	NA	NA	NA	NA	NA	NA	NA
	21-Oct-05	DS-3-2*	NA	NA	NA	NA	NA	NA	NA	NA	7.70	NA	NA	NA	NA	NA	NA	NA	NA
	14-Dec-05	P-1-3	NA	NA	NA	NA	NA	NA	NA	NA	63	NA	NA	NA	NA	NA	NA	NA	NA
	14-Dec-05	P-1-5	NA	NA	NA	NA	NA	NA	NA	NA	6.9	NA	NA	NA	NA	NA	NA	NA	NA
	14-Dec-05	P-2-3	NA	NA	NA	NA	NA	NA	NA	NA	5.2	NA	NA	NA	NA	NA	NA	NA	NA
	14-Dec-05	P-3-3	NA	NA	NA	NA	NA	NA	NA	NA	5.1	NA	NA	NA	NA	NA	NA	NA	NA
	14-Dec-05	P-3-5	NA	NA	NA	NA	NA	NA	NA	NA	6.8	NA	NA	NA	NA	NA	NA	NA	NA
	14-Dec-05	P-4-3	NA	NA	NA	NA	NA	NA	NA	NA	5.3	NA	NA	NA	NA	NA	NA	NA	NA
	14-Dec-05	P-5-3	NA	NA	NA	NA	NA	NA	NA	NA	130	NA	NA	NA	NA	NA	NA	NA	NA
	14-Dec-05	B-3-6	NA	NA	NA	NA	NA	NA	NA	NA	6.9	NA	NA	NA	NA	NA	NA	NA	NA
	14-Dec-05	SW1-3-6	NA	NA	NA	NA	NA	NA	NA	NA	6.4	NA	NA	NA	NA	NA	NA	NA	NA
	14-Dec-05	SW2-3-6	NA	NA	NA	NA	NA	NA	NA	NA	5.2	NA	NA	NA	NA	NA	NA	NA	NA
	14-Dec-05	SW3-3-6*	NA	NA	NA	NA	NA	NA	NA	NA	4.6	NA	NA	NA	NA	NA	NA	NA	NA
	14-Dec-05	SW4-3-6*	NA	NA	NA	NA	NA	NA	NA	NA	7.0	NA	NA	NA	NA	NA	NA	NA	NA
	14-Dec-05	B-1-6*	NA	NA	NA	NA	NA	NA	NA	NA	4.7	NA	NA	NA	NA	NA	NA	NA	NA
	14-Dec-05	SW1-1-6*	NA	NA	NA	NA	NA	NA	NA	NA	5.5	NA	NA	NA	NA	NA	NA	NA	NA
	14-Dec-05	SW2-1-6*	NA	NA	NA	NA	NA	NA	NA	NA	5.3	NA	NA	NA	NA	NA	NA	NA	NA
	14-Dec-05	B-2-6*	NA	NA	NA	NA	NA	NA	NA	NA	6	NA	NA	NA	NA	NA	NA	NA	NA
	14-Dec-05	SW1-2-6	NA	NA	NA	NA	NA	NA	NA	NA	5.3	NA	NA	NA	NA	NA	NA	NA	NA
	14-Dec-05	SW2-2-6	NA	NA	NA	NA	NA	NA	NA	NA	15	NA	NA	NA	NA	NA	NA	NA	NA
	14-Dec-05	SW3-2-6	NA	NA	NA	NA	NA	NA	NA	NA	5.5	NA	NA	NA	NA	NA	NA	NA	NA
	14-Dec-05	SW4-2-6	NA	NA	NA	NA	NA	NA	NA	NA	6.1	NA	NA	NA	NA	NA	NA	NA	NA
	15-Dec-05	B1-1-8	NA	NA	NA	NA	NA	NA	NA	NA	5.9	NA	NA	NA	NA	NA	NA	NA	NA
	15-Dec-05	B2-1-8	NA	NA	NA	NA	NA	NA	NA	NA	5.7	NA	NA	NA	NA	NA	NA	NA	NA
	15-Dec-05	SW1-1-8	NA	NA	NA	NA	NA	NA	NA	NA	7.9	NA	NA	NA	NA	NA	NA	NA	NA
	15-Dec-05	SW3-1-8*	NA	NA	NA	NA	NA	NA	NA	NA	11	NA	NA	NA	NA	NA	NA	NA	NA
	15-Dec-05	B-3-9	NA	NA	NA	NA	NA	NA	NA	NA	3.9	NA	NA	NA	NA	NA	NA	NA	NA
	15-Dec-05	SW3-3-9*	NA	NA	NA	NA	NA	NA	NA	NA	3.8	NA	NA	NA	NA	NA	NA	NA	NA
	15-Dec-05	SW4-3-9	NA	NA	NA	NA	NA	NA	NA	NA	5.6	NA	NA	NA	NA	NA	NA	NA	NA

Notes:
mg/kg = milligrams per kilogram
* = sample represents material subsequently over-excavated and removed from the site

Table 3
Summary of Laboratory Analytical Results for Organics in Groundwater Samples
14290 San Pablo Avenue
San Pablo, California

Consultant	Date Sampled	Sample Identification	Analytical Results																	
			TPH-g (ug/L)	TPH-d (ug/L)	Benzene (ug/L)	Ethyl-benzene (ug/L)	Total Xylenes (ug/L)	MTBE (ug/L)	Chloroform (ug/L)	Napthalene (ug/L)	isopropyl-benzene (ug/L)	n-Butyl-benzene (ug/L)	n-Propyl-benzene (ug/L)	sec-Butylbenzene (ug/L)	1,2,4-TMB (ug/L)	1,3,5-TMB (ug/L)	4-Isopropyl-toluene (ug/L)	TBA (ug/L)	DIPE (ug/L)	ETBE (ug/L)	TAME (ug/L)
Treadwell & Rollo	11-May-05	B-2 (GW)	749	NA	<5.0	<5.0	<5.0	290	<5.0	67.6	8.65	<5.0	11.7	25.9	<5.0	25.6	9.55	NA	NA	NA	<5.0
	11-May-05	B-5 (GW)	32,700	NA	13.9	<10	<10	1,650	<10	289	89.3	96	362	35.8	<10	<10	<10	NA	NA	NA	33.5
	11-May-05	B-7 (GW)	3,550	NA	<1.0	7.23	<1.0	<1.0	21.1	40.5	34.7	51.4	104	20.7	<1.0	3.01	5.03	NA	NA	NA	<1.0
	11-May-05	B-8 (GW)	1,830	NA	<1.0	1.27	2.91	<1.0	<1.0	<2.0	8.45	9.35	24.6	7.68	8.19	2.2	<1.0	NA	NA	NA	<1.0
	11-May-05	B-9 (GW)	122	NA	<1.0	1.36	1.27	<1.0	<1.0	<2.0	<1.0	<1.0	1.92	<1.0	12.5	2.81	<1.0	NA	NA	NA	<1.0
	12-May-05	B-10 (GW)	505	NA	<1.0	<1.0	<1.0	<1.0	<1.0	<2.0	1.45	3.65	5.99	1.79	<1.0	<1.0	<1.0	NA	NA	NA	<1.0
	12-May-05	B-11 (GW)	<50	NA	<1.0	<1.0	<1.0	<1.0	<1.0	<2.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	NA	NA	NA	<1.0
Cambria	21-Oct-05	GW-01(1)	*570*	*220*	*48*	*1.4*	*105*	*27*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*<5.0*	*<0.50*	*<0.50*	*<0.50*
CA DHS MCLs			-	-	1	300	1,750	13	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial ESLs for Vapor Intrusion			-	-	540	170,000	160,000	24,000	330	-	-	-	-	-	-	-	-	-	-	-	-

ug/l = micrograms per liter
TPH-g = Total Petroleum Hydrocarbon quantified as Gasoline
TPH-d = Total Petroleum Hydrocarbon quantified as Diesel
MTBE = Methyl Tertiary Butyl Ether
1,2,4-TMB = 1,2,4-Trimethylbenzene
1,3,5-TMB = 1,3,5-Trimethylbenzene
TBA = tert-Butyl alcohol
DIPE = Di-Isopropyl ether
ETBE = Ethyl tert butyl ether
TAME = tert-Amyl methyl ether
(1) Sample represents water present within UST excavation.
CA DHS MCLs = California Department of Health Services Mazimum Contaminant Levels
ESLs - Environmental Screening Levels



U.S.G.S. Topo Map - Richmond, California, 7.5-minute quadrangle.1959 photorevised 1980

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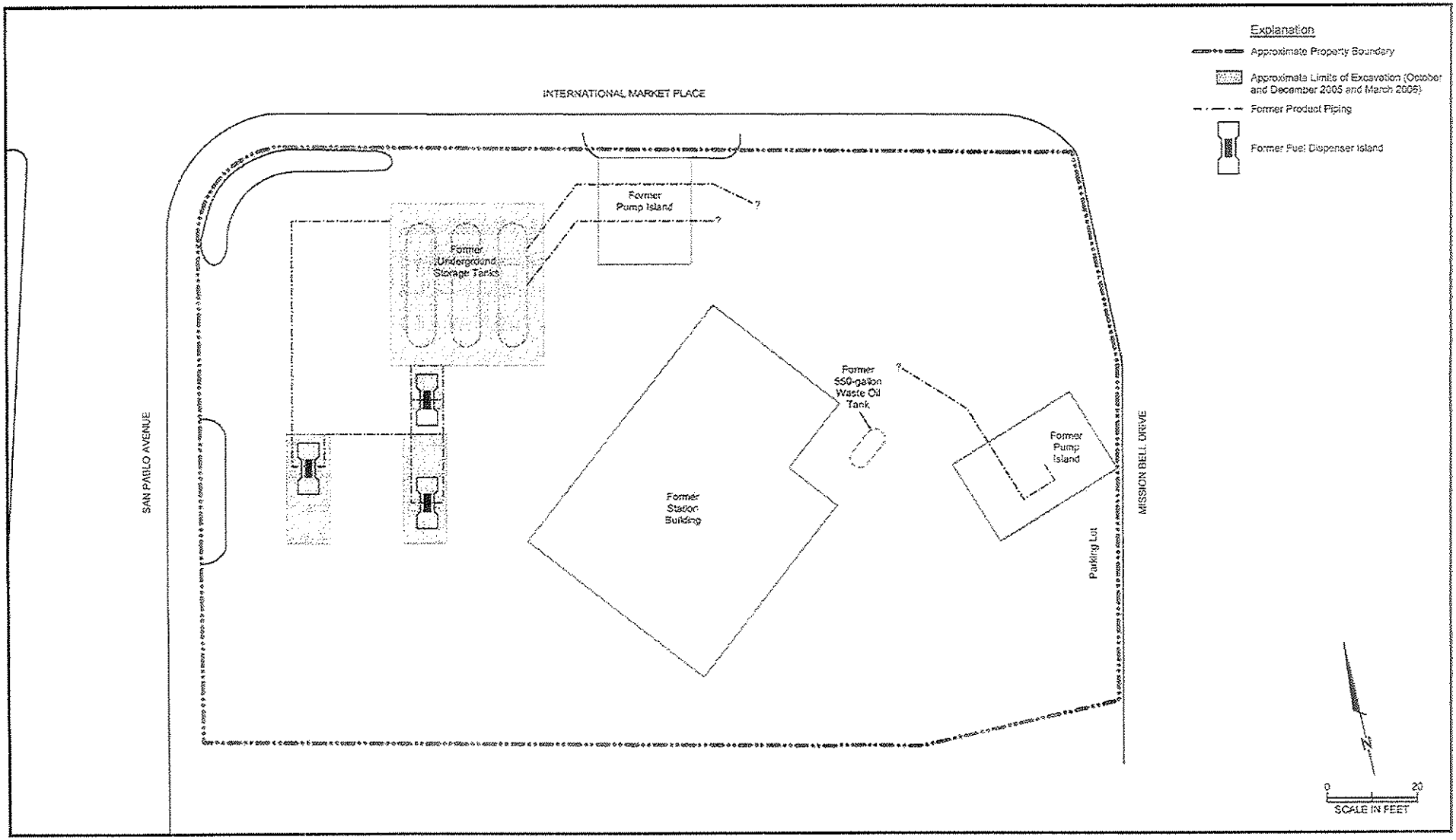
Site Location Map
Former Petro-Plus Service Station
14290 San Pablo Avenue
San Pablo, California

PLATE
1

935.009.01.002	935-00901002_WP_1-5	*MAT*	3/07
JOB NUMBER	DRAWING NUMBER	REVIEWED BY	DATE



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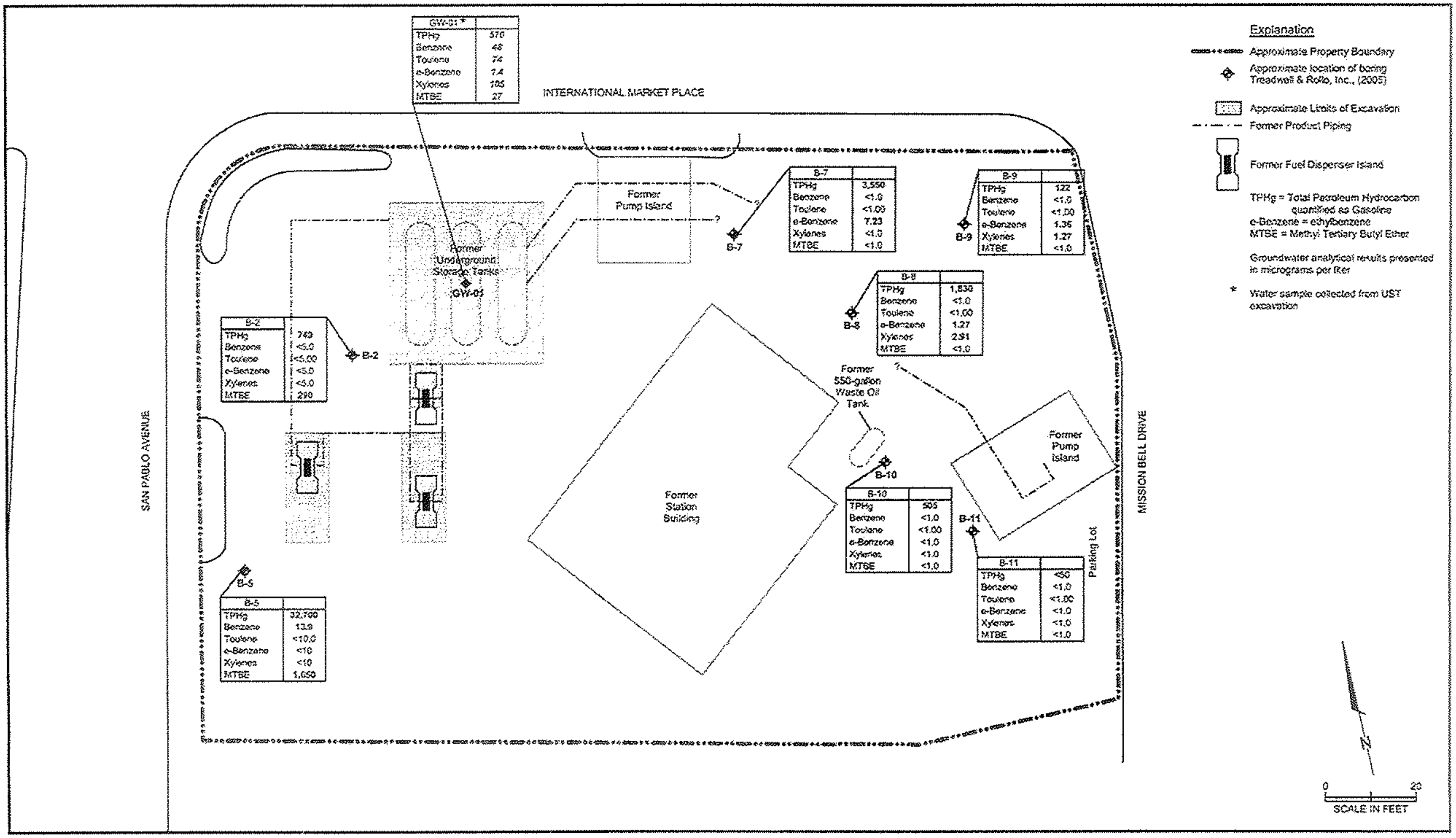
Site Plan
Former Petro-Plus Service Station
14290 San Pablo Avenue
San Pablo, California

PLATE
2

935.009.01.002	935-00901002_WP_1-5	MAT	3/07
JOB NUMBER	DRAWING NUMBER	REVIEWED BY	DATE



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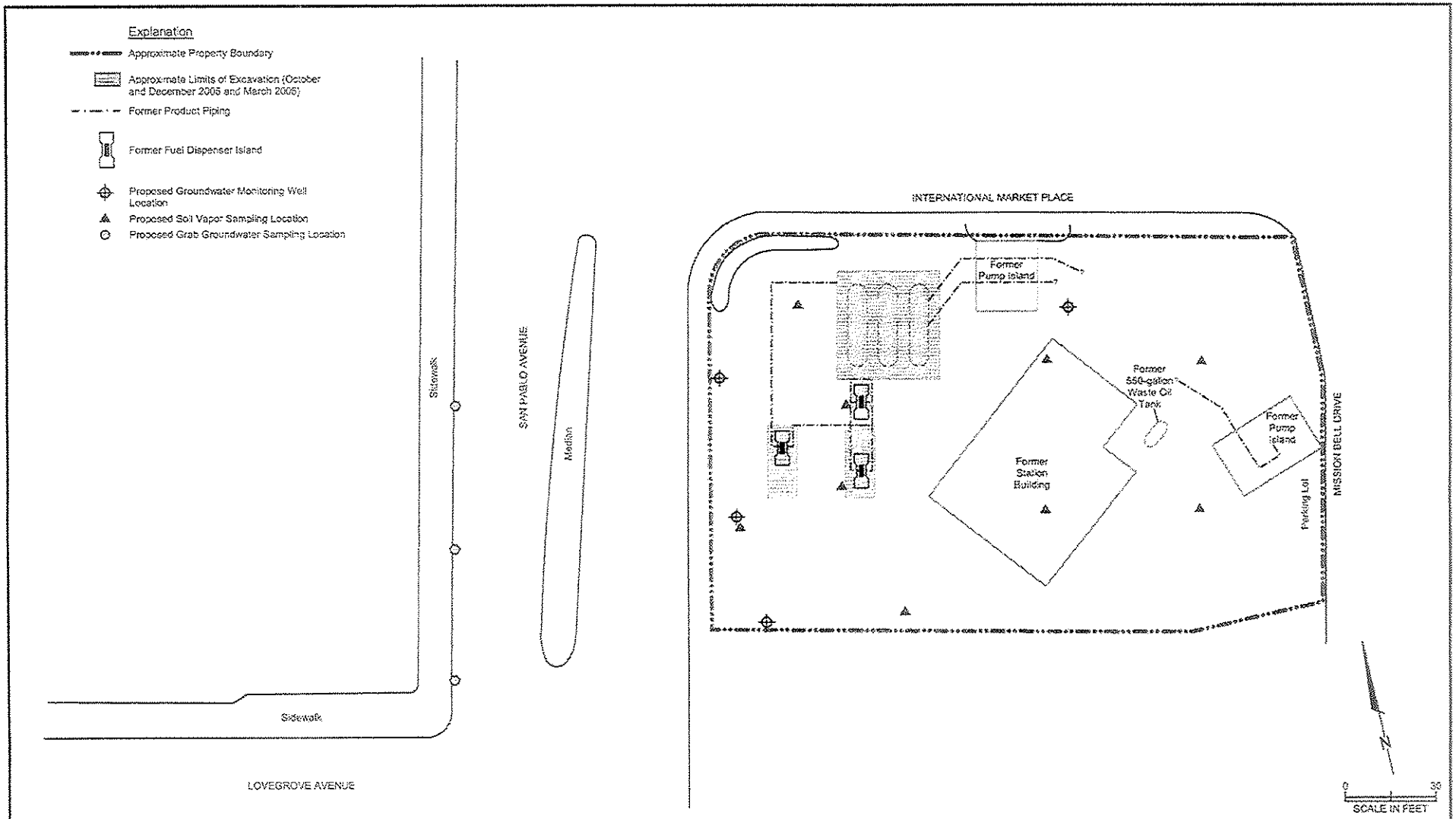
Summary of Groundwater Analytical Results
Former Petro-Plus Service Station
14290 San Pablo Avenue
San Pablo, California

PLATE 4

935.009.01.002 JOB NUMBER | 935-00901002_WP_1-5 DRAWING NUMBER | MAT REVIEWED BY | 3/07 DATE



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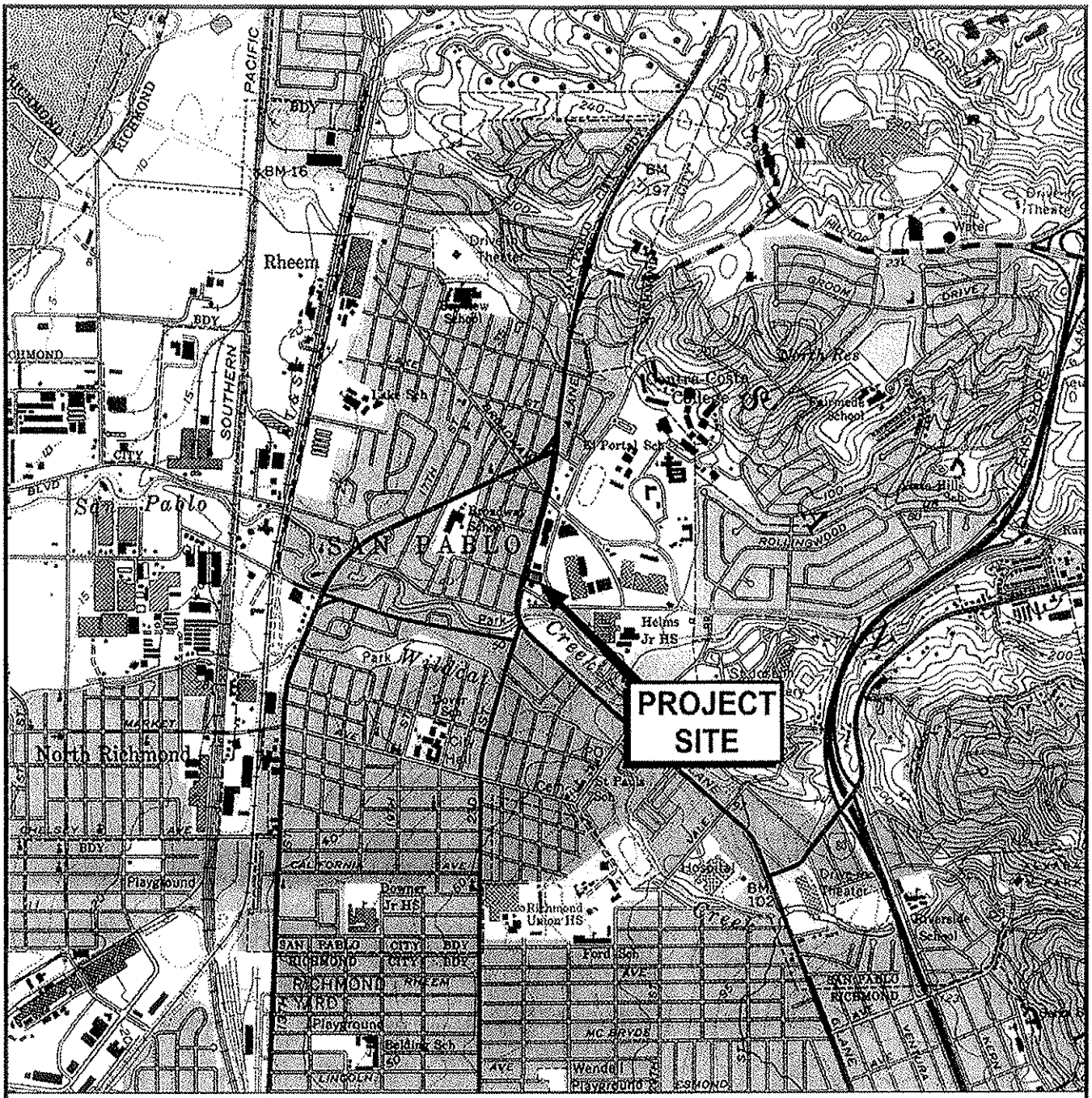
Proposed Locations for Groundwater Monitoring Wells, Soil Vapor Survey and Grab Groundwater Sampling
Former Petro-Plus Service Station
14290 San Pablo Avenue
San Pablo, California

PLATE 5

935.009.01.002	935-00901002_WP_1-5	MAT	3/07
JOB NUMBER	DRAWING NUMBER	REVIEWED BY	DATE



U.S.G.S. Topo Map - Richmond, California, 7.5-minute quadrangle,1959 photorevised 1980

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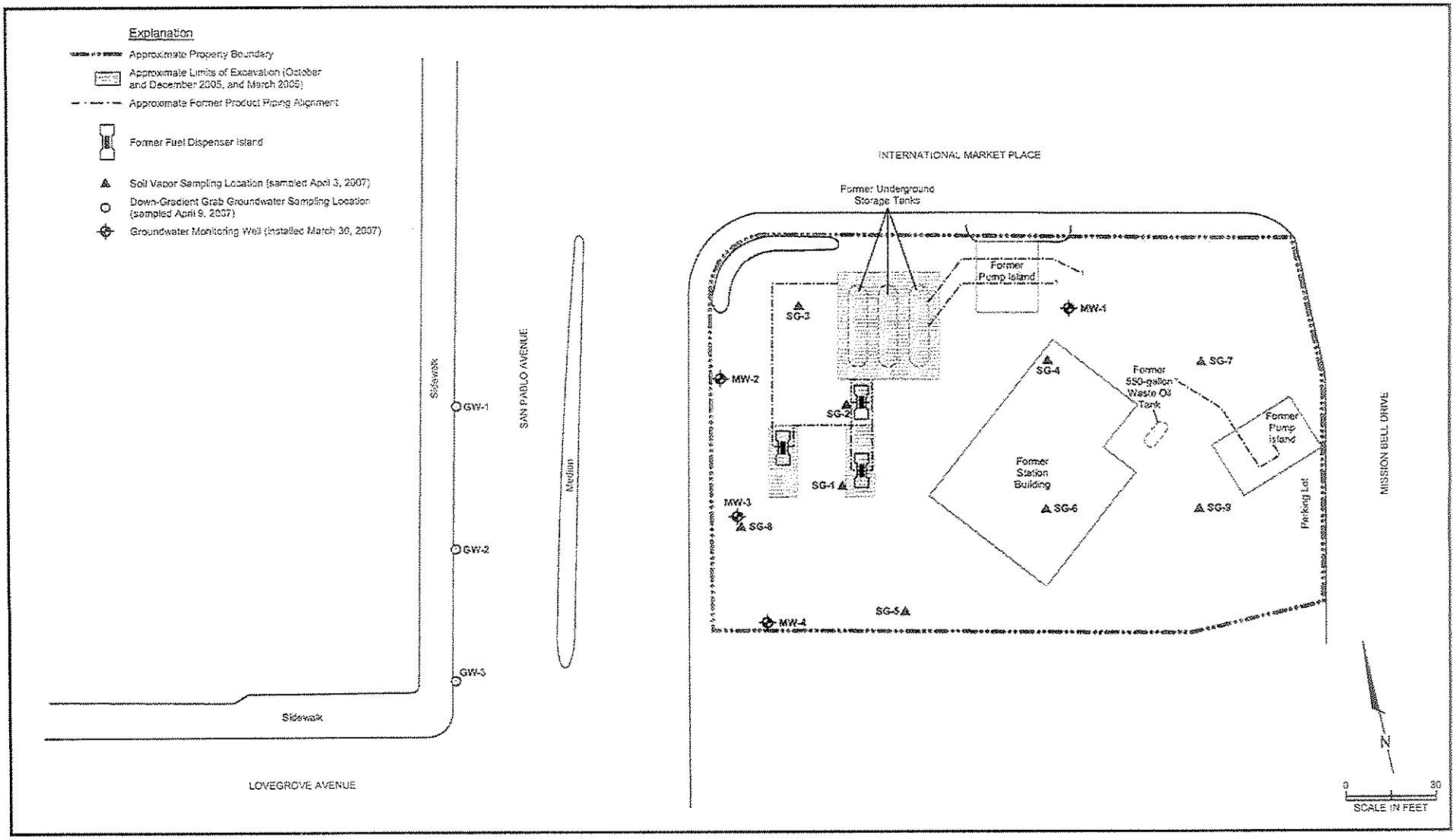
Site Location Map
Former Petro-Plus Service Station
14290 San Pablo Avenue
San Pablo, California

PLATE
1

935.009.02.007	935-00902001_0407	*MAT*	5/07
JOB NUMBER	DRAWING NUMBER	REVIEWED BY	DATE



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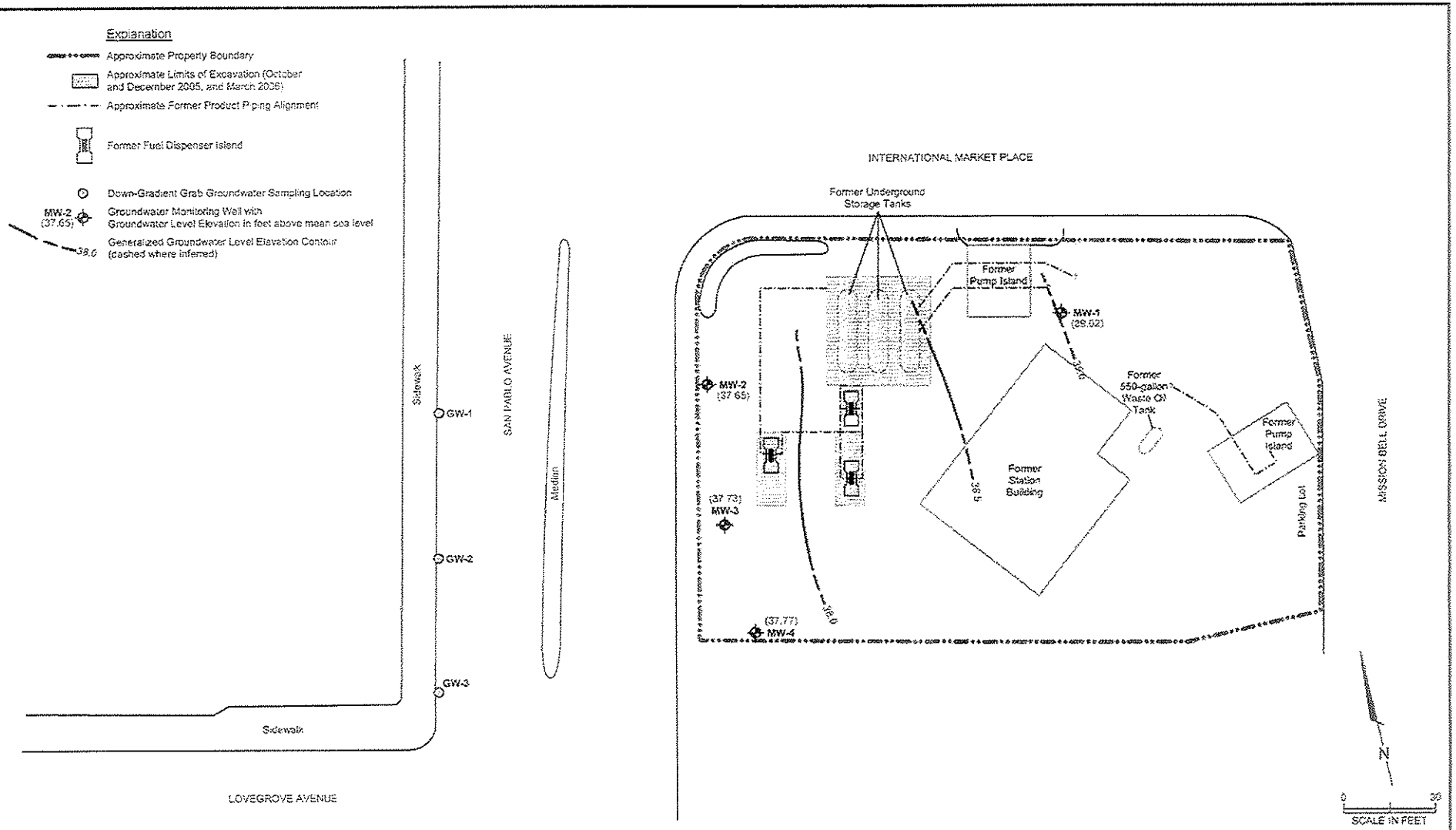
Site Plan with Sampling Location Map
Former Petro-Plus Service Station
14290 San Pablo Avenue
San Pablo, California

PLATE
2

935.003.02.007	935-03902001_0407	MAT	5/07
JOB NUMBER	DRAWING NUMBER	REVIEWED BY	DATE



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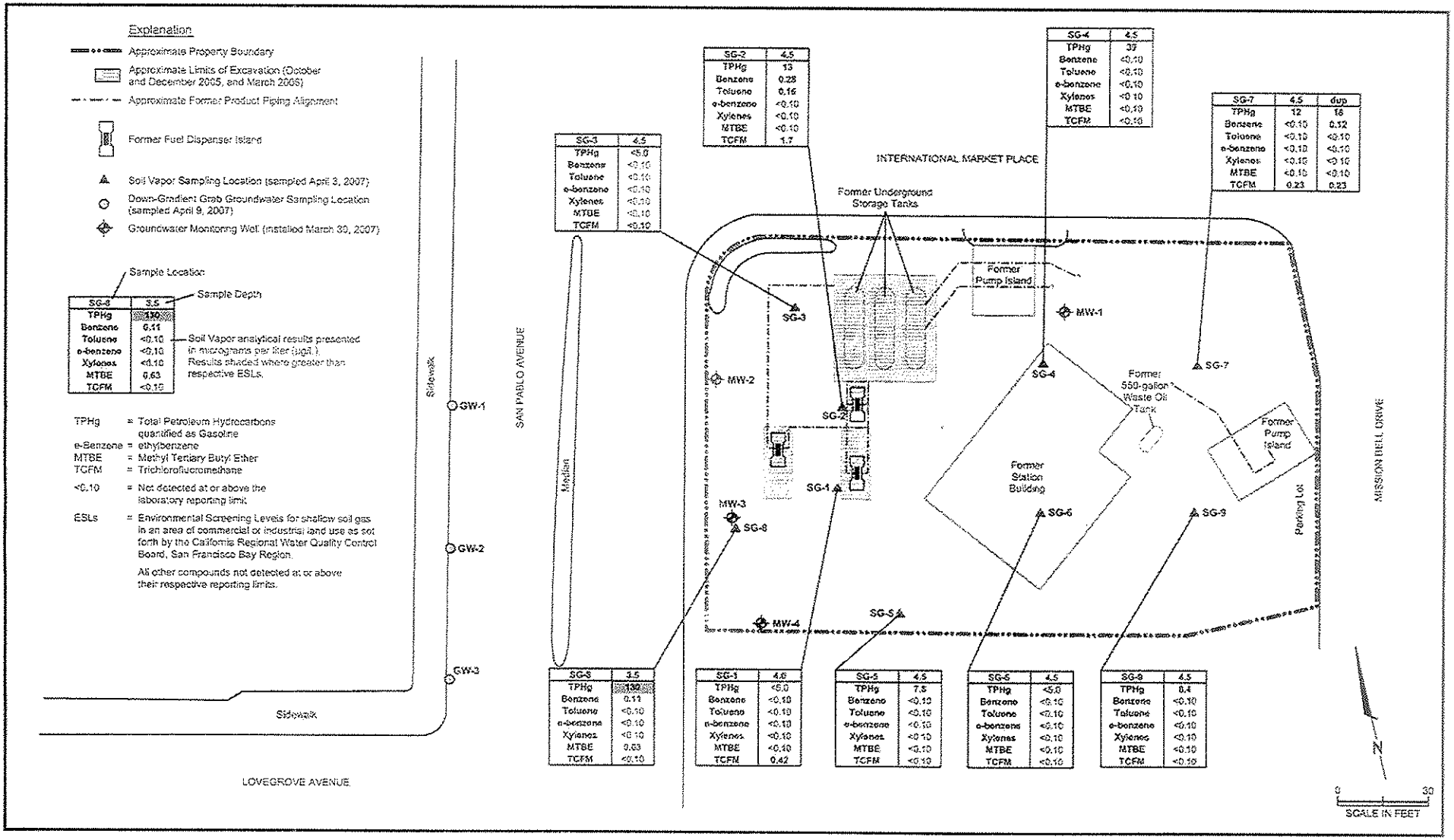
Groundwater Elevation Contour Map - April 13, 2007
Former Petro-Plus Service Station
14290 San Pablo Avenue
San Pablo, California

PLATE 3

935.009.02.001	935-03902G01_0407	MAT	5/07
JOB NUMBER	DRAWING NUMBER	REVISED BY	DATE



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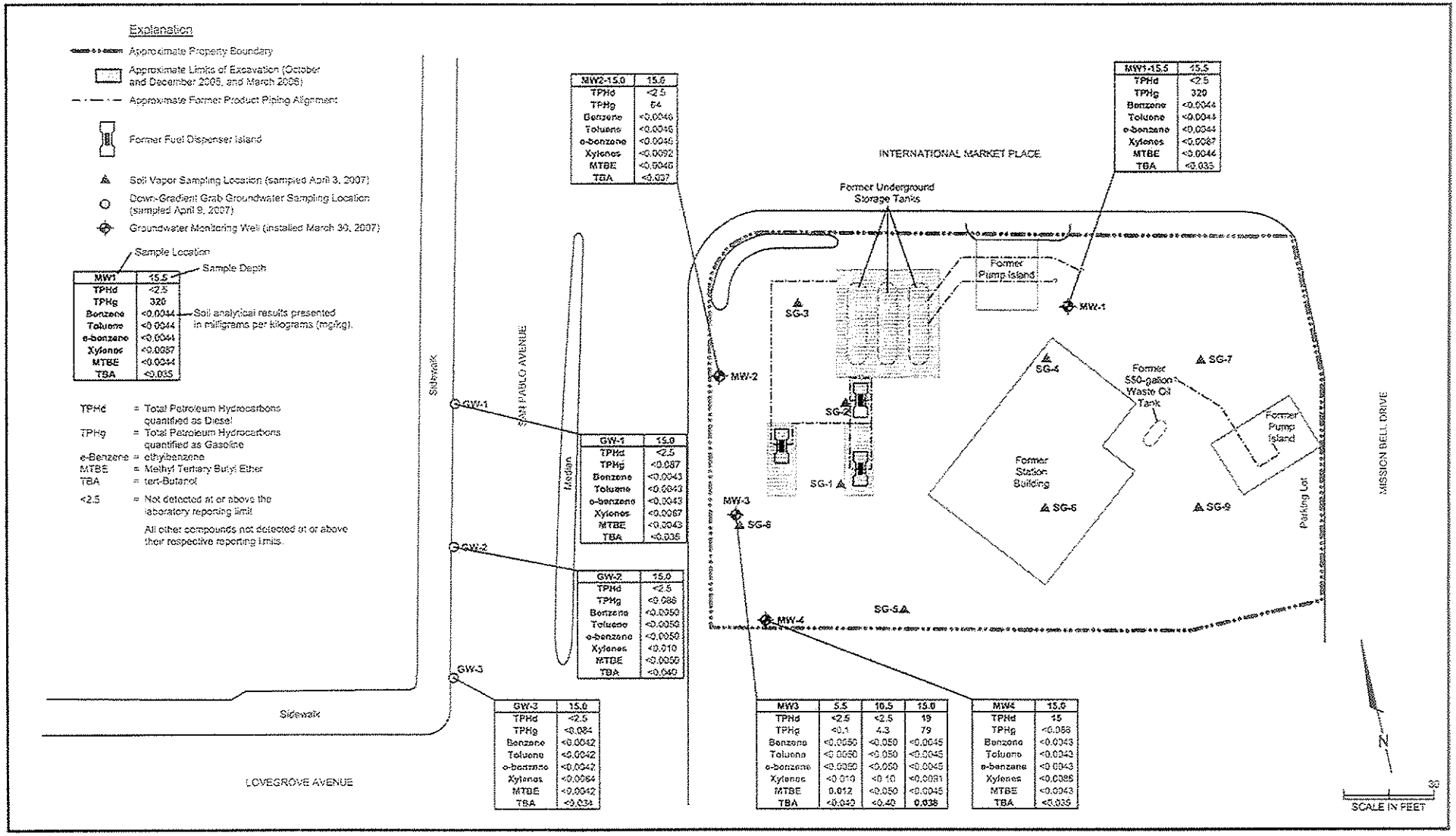
Laboratory Analytical Results - Soil Vapor Samples
Former Petro-Plus Service Station
14290 San Pablo Avenue
San Pablo, California

PLATE 4

935.009.02.007	935-00902001_0407	MAT	5/07
JOB NUMBER	DRAWING NUMBER	REVIEWED BY	DATE



MW1	15.5
TPHd	<2.5
TPHg	320
Benzene	<0.0044
Toluene	<0.0044
e-benzene	<0.0044
Xylenes	<0.0087
MTBE	<0.0044
TBA	<0.035

MW2-15.0	15.0
TPHd	<2.5
TPHg	64
Benzene	<0.0046
Toluene	<0.0046
e-benzene	<0.0046
Xylenes	<0.0092
MTBE	<0.0046
TBA	<0.037

MW1-15.5	15.5
TPHd	<2.5
TPHg	320
Benzene	<0.0044
Toluene	<0.0044
e-benzene	<0.0044
Xylenes	<0.0087
MTBE	<0.0044
TBA	<0.035

GW-1	15.0
TPHd	<2.5
TPHg	<0.087
Benzene	<0.0043
Toluene	<0.0043
e-benzene	<0.0043
Xylenes	<0.0087
MTBE	<0.0043
TBA	<0.035

GW-2	15.0
TPHd	<2.5
TPHg	<0.086
Benzene	<0.0050
Toluene	<0.0050
e-benzene	<0.0050
Xylenes	<0.010
MTBE	<0.0050
TBA	<0.040

GW-3	15.0
TPHd	<2.5
TPHg	<0.084
Benzene	<0.0042
Toluene	<0.0042
e-benzene	<0.0042
Xylenes	<0.0084
MTBE	<0.0042
TBA	<0.034

MW3	5.5	10.5	15.0
TPHd	<2.5	<2.5	19
TPHg	<0.1	4.3	79
Benzene	<0.0050	<0.050	<0.0045
Toluene	<0.0050	<0.050	<0.0045
e-benzene	<0.0050	<0.050	<0.0045
Xylenes	<0.010	<0.10	<0.0091
MTBE	0.012	<0.050	<0.0045
TBA	<0.040	<0.40	0.038

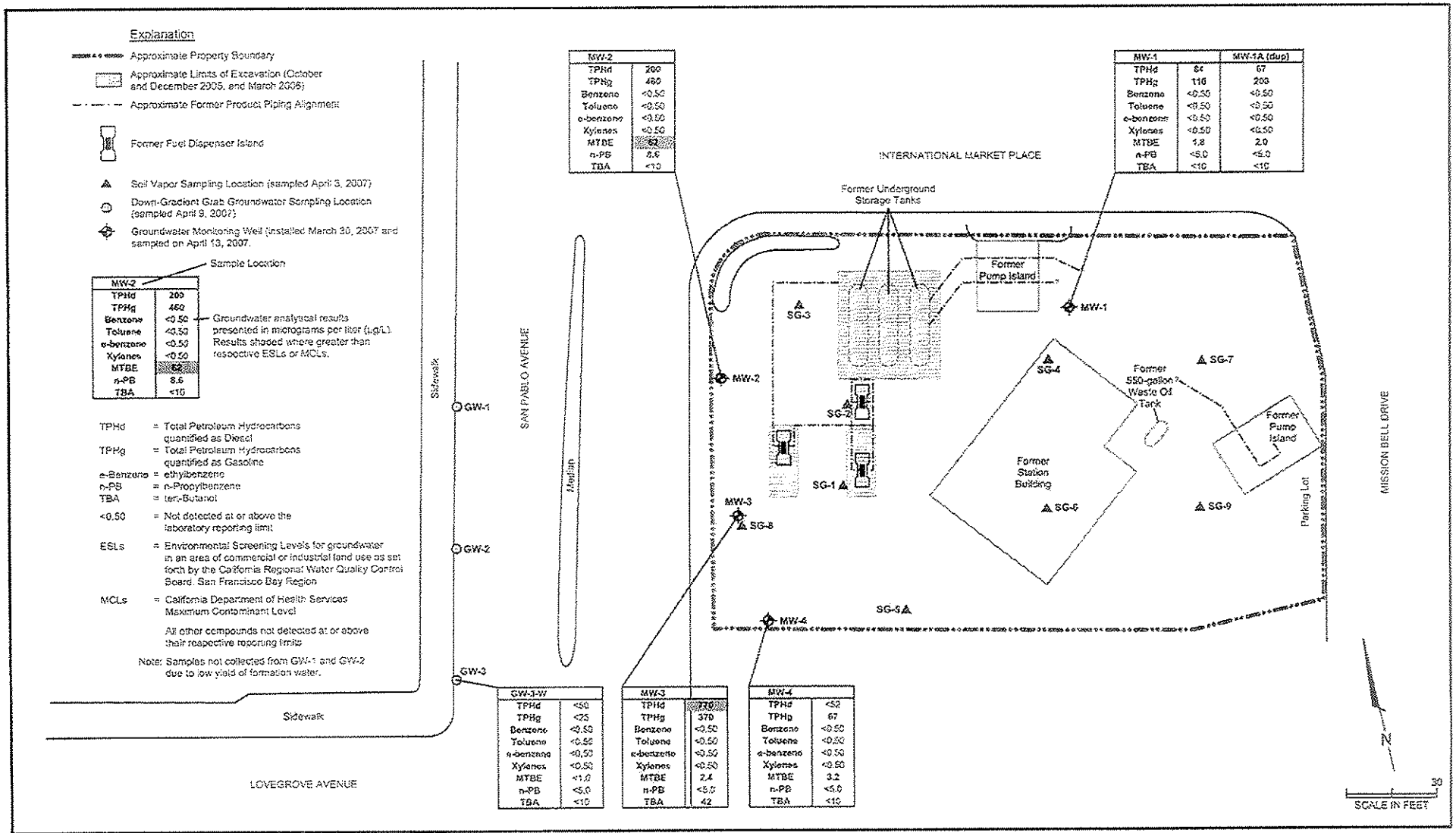
MW4	15.0
TPHd	15
TPHg	<0.088
Benzene	<0.0043
Toluene	<0.0043
e-benzene	<0.0043
Xylenes	<0.0085
MTBE	<0.0043
TBA	<0.035

PES Environmental, Inc.
Engineering & Environmental Services

Laboratory Analytical Results - Soil Samples
Former Petro-Plus Service Station
14290 San Pablo Avenue
San Pablo, California

PLATE 5

935.009.02.007 — JOB NUMBER
935-00902301_0407 — DRAWING NUMBER
MAT — REVIEWED BY
DATE

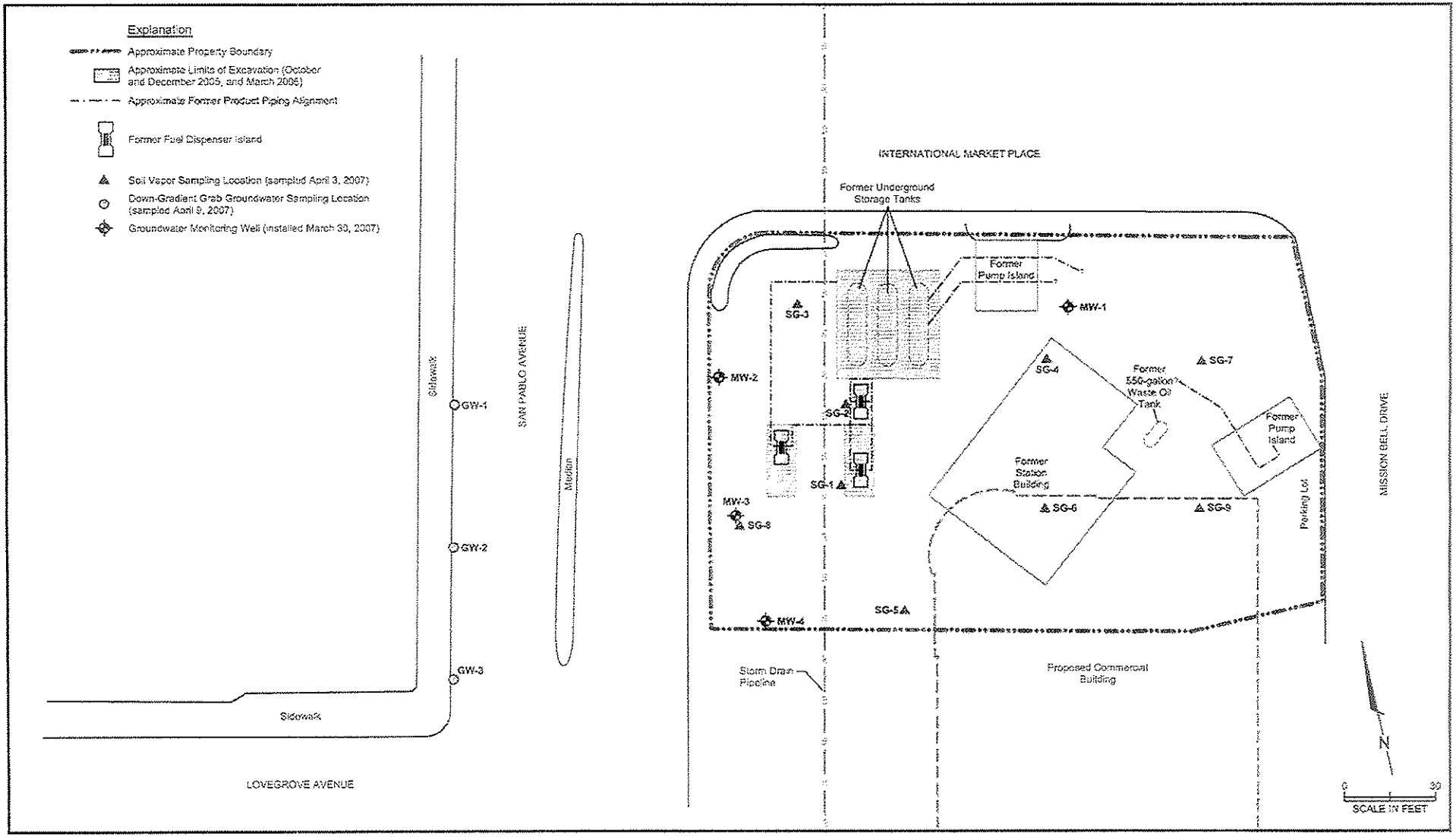


PES Environmental, Inc.
Engineering & Environmental Services

Laboratory Analytical Results - Groundwater Samples
Former Petro-Plus Service Station
14290 San Pablo Avenue
San Pablo, California

PLATE 6

935.009.02.007	935-00502001_0407	MAT	5/07
JOB NUMBER	DRAWING NUMBER	REVIEWED BY	DATE

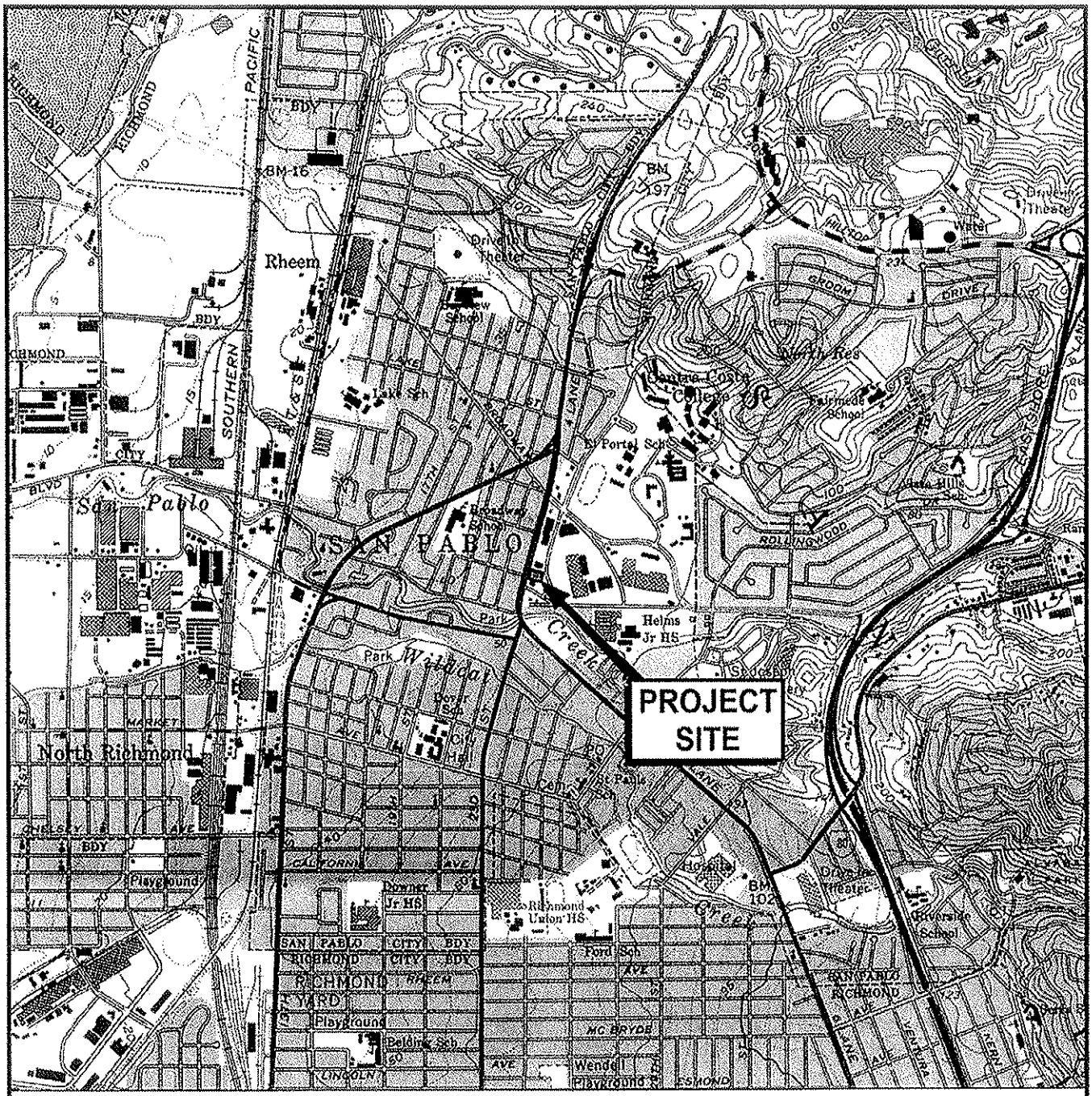


PES Environmental, Inc.
Engineering & Environmental Services

Site Plan and Proposed Commercial Building
Former Petro-Plus Service Station
14290 San Pablo Avenue
San Pablo, California

PLATE 7

935.009.02.007	935-009R2001_0407	MAT	5/07
JOB NUMBER	DRAWING NUMBER	REVIEWED BY	DATE



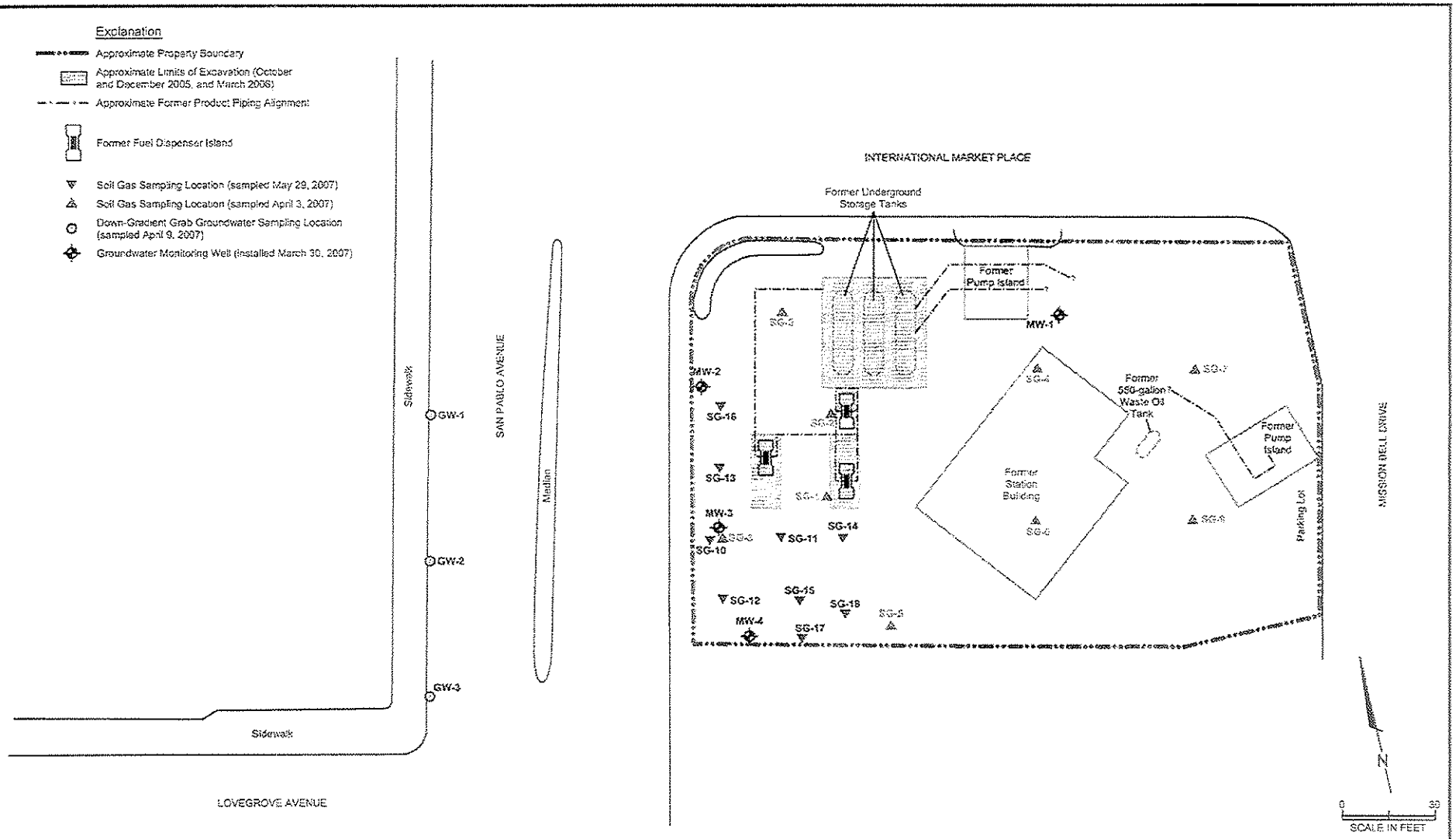
U.S.G.S. Topo Map - Richmond, California, 7.5-minute quadrangle.1959 photorevised 1980

PES Environmental, Inc.
Engineering & Environmental Services

Site Location Map
Former Petro-Plus Service Station
14290 San Pablo Avenue
San Pablo, California

PLATE
1

935.009.02.007	935-00902008_SVS	*MAT*	6/07
JOB NUMBER	DRAWING NUMBER	REVIEWED BY	DATE

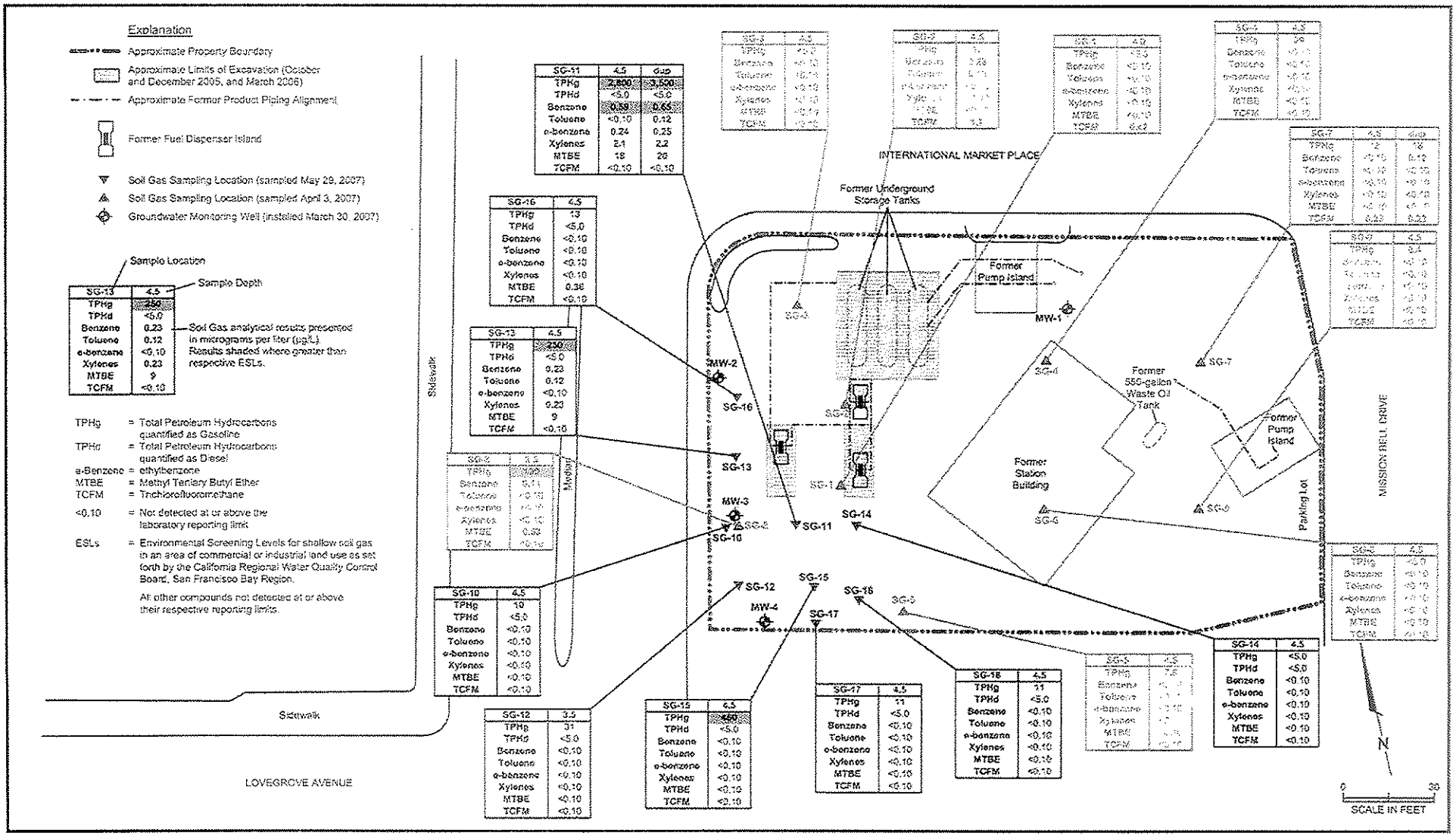


PES Environmental, Inc.
Engineering & Environmental Services

Site Plan with Sampling Location Map
Former Petro-Plus Service Station
14290 San Pablo Avenue
San Pablo, California

FIGURE
2

935.009.02.007	935-00902008_SVS	MAT	6/07
JOB NUMBER	DRAWING NUMBER	REVIEWED BY	DATE

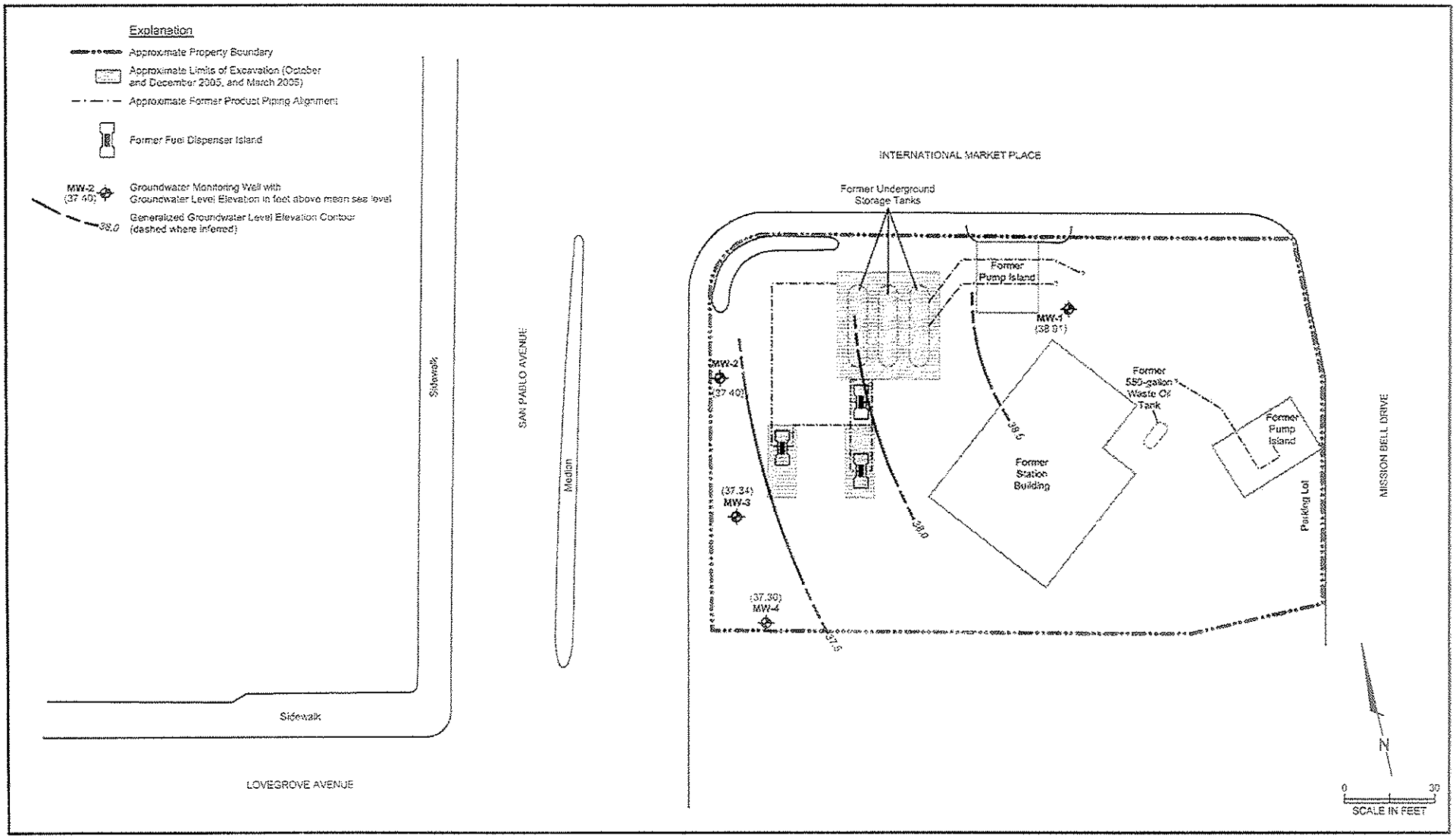


PES Environmental, Inc.
Engineering & Environmental Services

Laboratory Analytical Results - Soil Gas Samples
Former Petro-Plus Service Station
14290 San Pablo Avenue
San Pablo, California

PLATE 3

935.009.02.007	935-03302006_SVS	MAT	6/07
JOB NUMBER	DRAWING NUMBER	REVIEWED BY	DATE

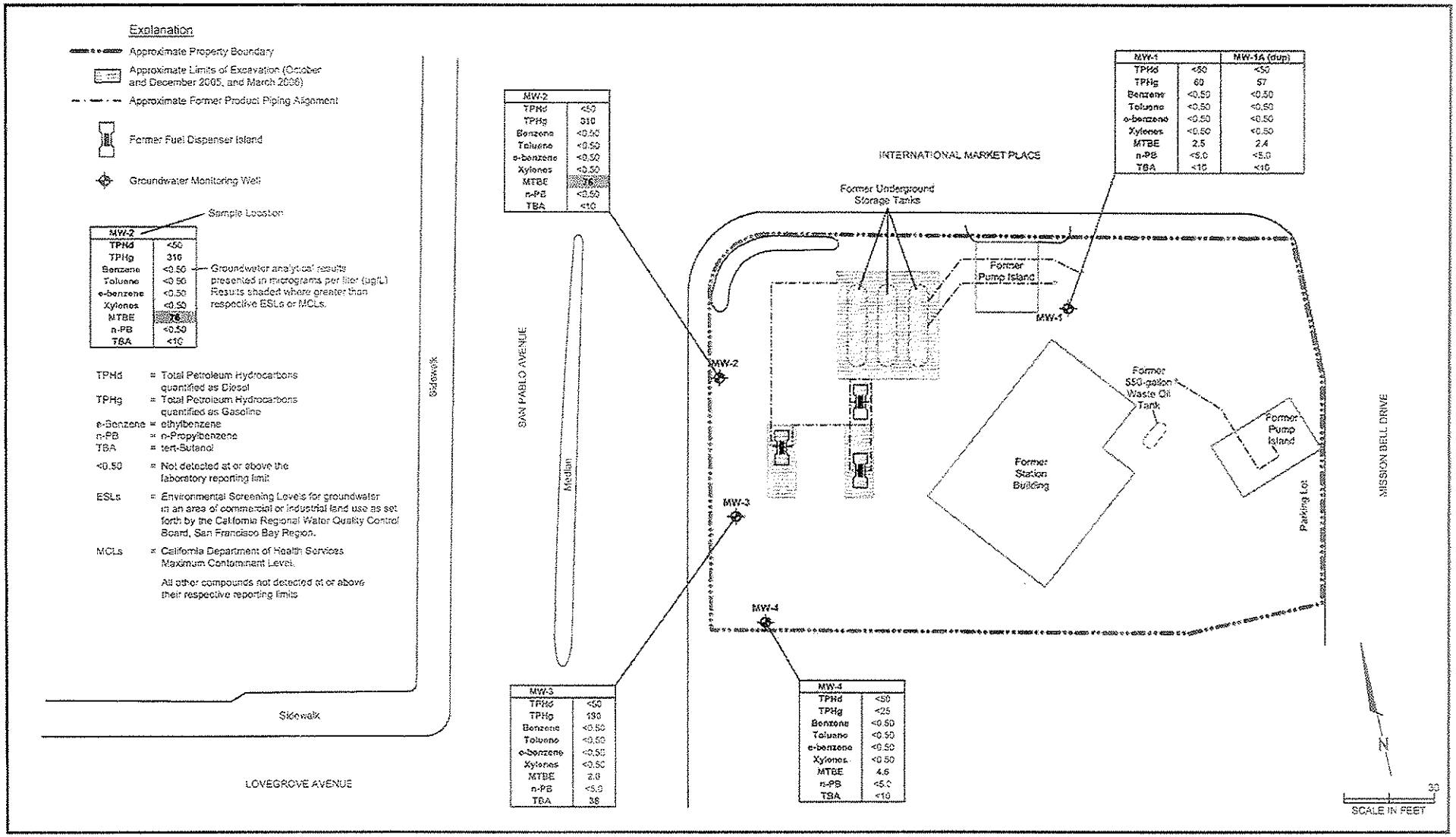


PES Environmental, Inc.
Engineering & Environmental Services

Groundwater Elevation Contour Map - June 6, 2007
Former Petro-Plus Service Station
14290 San Pablo Avenue
San Pablo, California

PLATE
4

835.009.02.007	835-0090200_SVS	MAT	6/07
JOB NUMBER	DRAWING NUMBER	REVIEWED BY	DATE

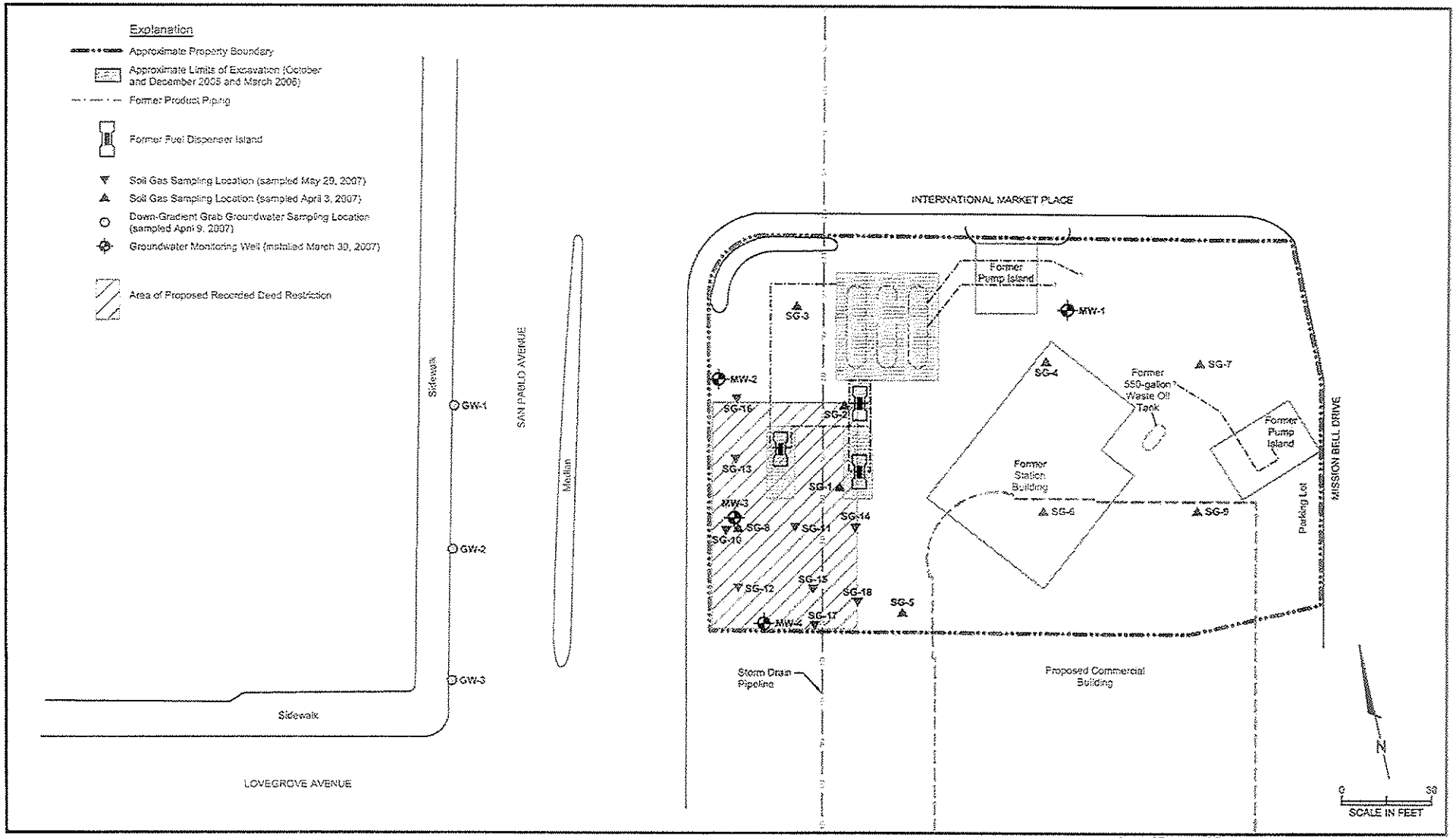


PES Environmental, Inc.
Engineering & Environmental Services

Laboratory Analytical Results - Groundwater Samples
Former Petro-Plus Service Station
14290 San Pablo Avenue
San Pablo, California

PLATE 5

935.009.02.007	935-05902000_SVS	MAT	4/07
JOB NUMBER	DRAWING NUMBER	REVIEWED BY	DATE



PES Environmental, Inc.
Engineering & Environmental Services

Area of Proposed Commercial Redevelopment Restriction
Former Petro-Plus Service Station
14290 San Pablo Avenue
San Pablo, California

PLATE
6

935.009.02.007	935-00902008_SVS-6A	MAT	6/07
JOB NUMBER	DRAWING NUMBER	REVIEWED BY	DATE

DISTRIBUTION

SITE MANAGEMENT PLAN
FORMER PETRO-PLUS/SHELL SERVICE STATION
14290 SAN PABLO AVENUE,
SAN PABLO, CALIFORNIA

OCTOBER 1, 2007

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